

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Cobalt Holdings, LLC  
2125 Highway 58  
Helena, Alabama 35080

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Sixty Thousand and 00/100 (\$160,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mayhall Properties, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cobalt Holdings, LLC**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description.**

Subject To:

Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

\$136,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **26th** day of **July**, 2007.

**Mayhall Properties, Inc.**

**John A. Mayhall, President**

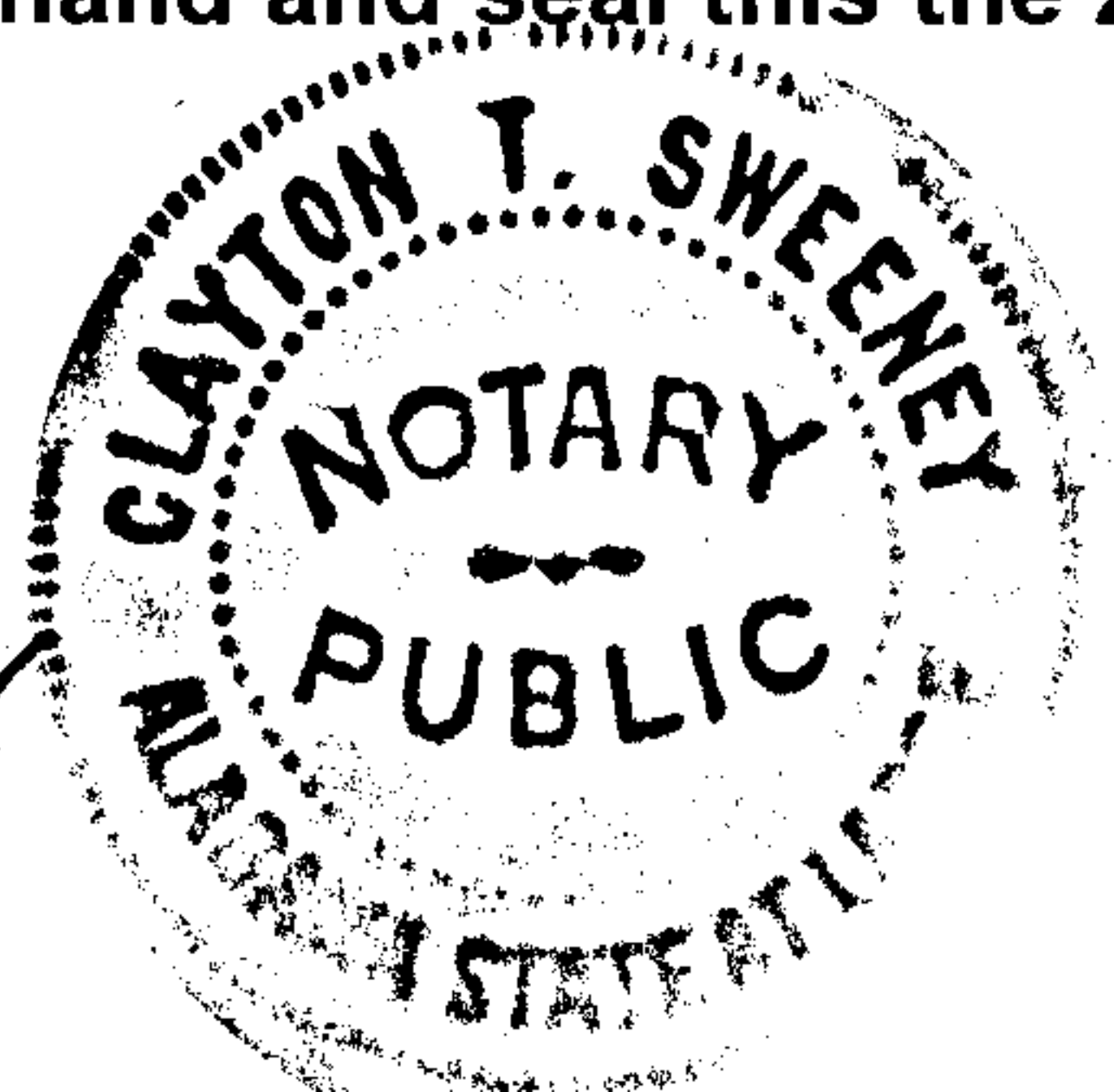
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John A. Mayhall, whose name as President of Mayhall Properties, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of July, 2007.

**NOTARY PUBLIC**

My Commission Expires: **6-5-2011**

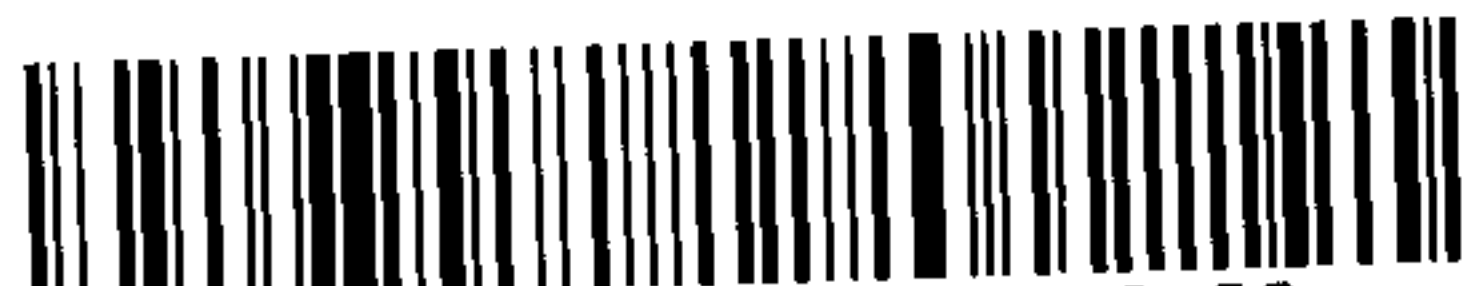


Shelby County, AL 08/03/2007  
State of Alabama

Deed Tax: \$24.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

## EXHIBIT A

  
20070803000362370 2/2 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/03/2007 10:34:37AM FILED/CERT

Unit 400, in Park Forest Village Condominium, a condominium as established by that certain Declaration of Condominium of Park Forest Village Condominium, a condominium which is recorded in Instrument # 20070726000348200, in the Probate Office of Shelby County, Alabama (to which Declaration of Condominium a plan is attached as Exhibit "C" thereto), said plan being filed for record in Map Book 38, Page 113, in the Probate Office of Shelby County, Alabama and to which said Declaration of Condominium, the By-Laws are attached as Exhibit "C" thereto, as recorded in Instrument # 20070726000348200, together with an undivided interest in the Common Elements assigned to said Units of said Declaration of Condominium of Park Forest Village Condominium, a condominium.