

Send Tax Notice To:
Mayhall Properties, Inc.
P.O. Box 570
Alabaster, Alabama 35007

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007



20070913000430690 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
09/13/2007 04:02:43PM FILED/CERT

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FOUR HUNDRED NINETY THOUSAND and No/100 DOLLARS (\$490,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MORBRASCO GROUP, L.L.C.**, an Alabama limited liability company, (herein referred to as Grantor), does grant, bargain, sell and convey unto **MAYHALL PROPERTIES, INC.**, an Alabama corporation (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

\$400,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 91, Page 258, Deed Book 177, Page 353, Deed Book 103, Page 174 and Deed Book 108, Page 376.
2. the lien of ad valorem and similar taxes for 2007 and subsequent years;
3. Right of Way granted to Shelby County by instrument recorded in Deed Book 174, Page 111 in the Probate Office of Shelby County, Alabama;
4. Easement to Southern Natural Gas Company as shown by instrument recorded in Deed Book 88, Page 588;
5. Mineral and mining leas from Baker Dairy Farms, Inc. to Atlantic Richfield Company, recorded in Deed Book 322, Page 558 and amended in Misc. Book 52, Page 683;

6. Title to all minerals within and underlying the premises, together with any mining rights and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Record 071, Page 620.
7. Easement to Alabama Power Company recorded in Instrument # 1996-14478;
8. Any and all matters of record; and
9. All matters that would be revealed by the survey of Carr and Associates in March 2005 of the subject property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **MAYHALL PROPERTIES, INC**, an Alabama corporation, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

12th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of September 12, 2007.

MORBRASCO GROUP, L.L.C.

By: [Signature]
Morgan Lawley
Its: Member

By: [Signature]
Scott Peavy
Its: Member

By: [Signature]
Brad Davis
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MORGAN LAWLEY, SCOTT PEAVY, and BRAD DAVIS, whose names as Members of MORBRASCO GROUP, L.L.C., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such members, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2007.

[Signature]
NOTARY PUBLIC
My commission expires: 5-13-2008

EXHIBIT A

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A parcel of land located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6 and go South 02 degrees 12 minutes 40 seconds West along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 454.15 feet to an existing iron pin; thence North 88 degrees 22 minutes 30 seconds East for 401.98 feet to an existing iron pin and the point of beginning; thence North 49 degrees 24 minutes 48 seconds East for 245.21 feet; thence turn South 34 degrees 40 minutes 35 seconds East for 369.66 feet to the North boundary of Shelby County Highway #22; thence South 55 degrees 20 minutes 25 seconds West along said North boundary for 243.93 feet; thence North 34 degrees 41 minutes 17 seconds West for 344.63 feet to the point of beginning. Being situated in Shelby County, Alabama.

Shelby County, AL 09/13/2007
State of Alabama

Deed Tax: \$90.00

JSP
ML