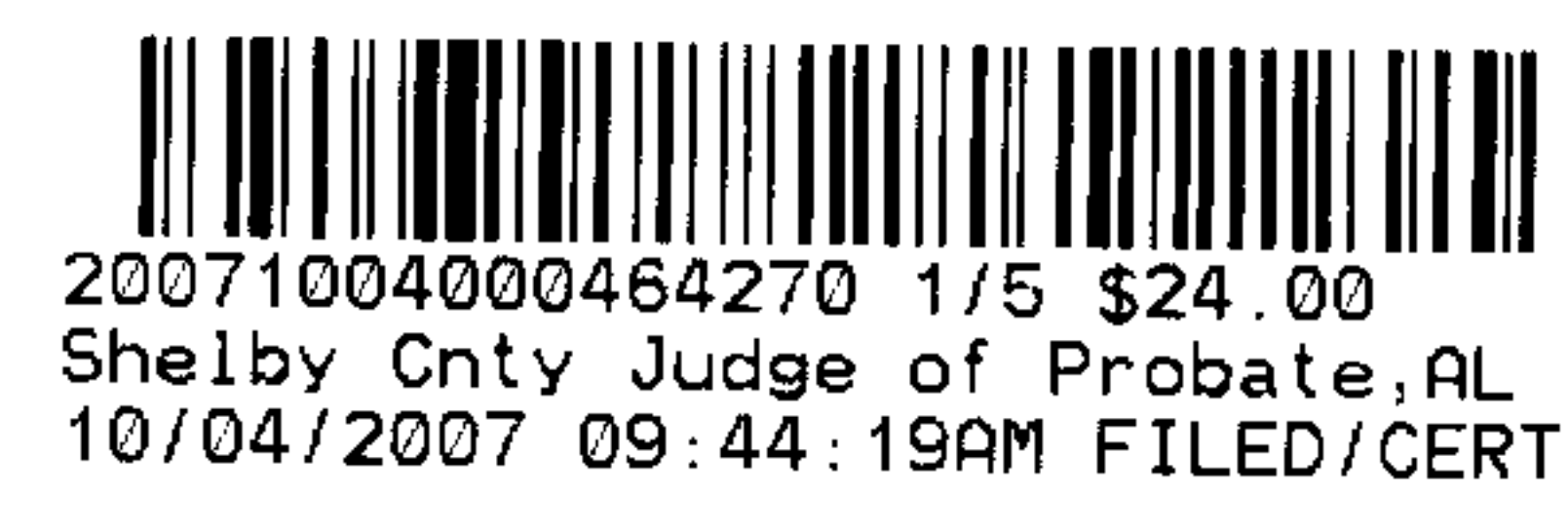


#10,000

Send tax notice to:  
Sharp Pelham, LLC  
400 Union Hill Drive, Suite 300  
Birmingham, AL 35209

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White llp  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )



**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real properties, Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid to SAC, LLC, an Alabama limited liability company ("Grantor") by SHARP PELHAM, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee the real estate (the "Property") situated in Shelby County, Alabama, more particularly described as follows, to-wit:

PARCEL 1:

A parcel of land situated in the Southwest one-quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest one-quarter of the Southwest one-quarter of said Section; thence run South 89 degrees 58 minutes 11 seconds East for a distance of 645.80 feet to the point of commencement of a curve to the right, said curve having a radius of 720.00 feet, a central angle of 06 degrees 05 minutes 18 seconds, a chord bearing of North 11 degrees 10 minutes 26 seconds East for a chord distance of 76.47 feet; thence run along arc of said curve for a distance of 76.51 feet to the point of commencement of a reverse curve to the left, said curve having a radius of 780.00 feet, a central angle of 14 degrees 27 minutes 15 seconds, a chord bearing of North 06 degrees 59 minutes 28 seconds East for a chord distance of 196.25 feet; thence run along arc of said curve for a distance of 196.77 feet; thence run North 00 degrees 14 minutes 10 seconds West for a distance of 317.88 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 630.40 feet to the point of commencement of a curve to the left, said curve having a radius of 430.00 feet, a central angle of 04 degrees 01 minutes 27 seconds for a chord bearing of North 02 degrees 14 minutes 53 seconds West for a chord distance of 30.19 feet; thence run along arc of said curve for a distance of 30.20 feet to the point of commencement



of a curve to the right, said curve having a radius of 270.00 feet, a central angle of 37 degrees 20 minutes 58 seconds, a chord bearing of South 19 degrees 07 minutes 17 seconds East for a chord distance of 172.91 feet; thence run along arc of said curve for a distance of 176.01 feet; thence run South 00 degrees 26 minutes 49 seconds East for a distance of 496.98 feet; thence run South 89 degrees 45 minutes 50 seconds West for a distance of 56.74 feet to the POINT OF BEGINNING.

PARCEL 4:

A parcel of land situated in the Southwest one-quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest one-quarter of the Southwest one-quarter of said Section; thence run South 89 degrees 58 minutes 11 seconds East for a distance of 645.80 feet to the point of commencement of a curve to the right, said curve having a radius of 720.00 feet, a central angle of 06 degrees 05 minutes 18 seconds, a chord bearing of North 11 degrees 10 minutes 26 seconds East for a chord distance of 76.47 feet; thence run along arc of said curve for a distance of 76.51 feet to the point of commencement of a reverse curve to the left, said curve having a radius of 780.00 feet, a central angle of 14 degrees 27 minutes 15 seconds, a chord bearing of North 06 degrees 59 minutes 28 seconds East for a chord distance of 196.25 feet; thence run along arc of said curve for a distance of 196.77 feet; thence run North 00 degrees 14 minutes 10 seconds West for a distance of 948.28 feet to a point on a curve to the left, said curve having a radius of 430.00 feet, a central angle of 18 degrees 58 minutes 38 seconds, a chord bearing of North 09 degrees 43 minutes 29 seconds West for a chord distance of 141.77 feet; thence run along arc of said curve for a distance of 142.42 feet to the POINT OF BEGINNING and a point on a curve to the left, said curve having a radius of 430.00 feet, a central angle of 05 degrees 01 minutes 08 seconds, a chord bearing of North 21 degrees 43 minutes 22 seconds West for a chord distance of 37.65 feet; thence run along arc of said curve for a distance of 37.67 feet to the point of commencement of a reverse curve to the right, said curve having a radius of 270.00 feet, a central angle of 60 degrees 09 minutes 25 seconds, a chord bearing of North 05 degrees 50 minutes 47 seconds East for a chord distance of 270.64 feet; thence run along arc of said curve for a distance of 283.48 feet to a point on the Southernmost right of way line of Shelby County Highway 52 (right of way varies); thence run South 50 degrees 12 minutes 05 seconds East along said right of way for a distance of 61.12 feet; thence run South 75 degrees 44 minutes 24 seconds East along said right of way for a distance of 123.67 feet; thence leaving said right of way, run South 00 degrees 26 minutes 49 seconds East for a distance of 161.98 feet; thence run South 68 degrees 12 minutes 23 seconds West for a distance of 195.70 feet to the POINT OF BEGINNING.

TOGETHER WITH the rights and interests appurtenant to the aforescribed Parcels 1 and 4 pursuant to that certain Easement, Joint Use, and Maintenance Agreement (the "Easement Agreement") recorded in Instrument #20040610000314520 in the Probate Office of Shelby County, Alabama

TOGETHER WITH the rights and interests appurtenant to the aforescribed Parcels 1 and 4 pursuant to that certain Declaration of Utility Easement (the "Utility Easement") recorded in Instrument #20040610000314500 in said Probate Office

LESS AND EXCEPT any property lying in the Shelby County Highway right-of-way as recorded in Instrument #200404080001834000 corrected in Instrument #20040524000273220 and in Instrument #20040408000183390 corrected in Instrument #20040524000273230.

This deed is executed as required by the Articles of Organization and Operating Agreement of Grantor, and same have not been modified or amended.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following matters:

1. Ad valorem taxes for the 2007 tax year and thereafter
2. Easement to the City of Pelham as recorded in Instrument #1999-18783, Instrument #1999-18784, and Instrument #1999-18785 in the Probate Office of Shelby County, Alabama
3. Right-of-way granted to Alabama Power Company by instrument recorded in Volume 126, page 299, and Volume 126, page 301, in said Probate Office
4. Easement to the City of Pelham as recorded in Instrument #1999-12465, Instrument #1999-18781, and Instrument #1999-18782 in said Probate Office
5. Sanitary sewer easement and beneficial parcel recorded in Instrument #1999-12466 in said Probate Office
6. Rights of others to the use of any portion of the Property lying within a road right-of-way
7. Any mineral and mining rights which are not owned by Grantor, if any, it being the intention of Grantor to convey only those mineral and mining rights to which Grantor has an interest or title
8. Terms and provisions of and rights of others in and to the Easement Agreement
9. Terms and provisions of and rights of others in and to the Utility Easement
10. Driveway right of way easement as recorded in Deed Book 314, page 861, and Instrument #20040401000168120 in said Probate Office
11. Rights of others in and to Huntley Parkway
12. That certain non-exclusive easement established and reserved for the benefit of the grantor in that certain Statutory Warranty Deed from C&A Enterprises, L.L.C., Awtrey Investment Realty, LLC, and Cole Investment

Realty, LLC to SAC, LLC recorded as Instrument #20060209000068230  
in said Probate Office

13. That certain non-exclusive easement established and reserved for the benefit of the grantors in that certain Statutory Warranty Deed from C&A Enterprises, L.L.C., Awtrey Investment Realty, LLC, and Cole Investment Realty, LLC to 52 Pelham, LLC recorded as Instrument #20060209000068210 in said Probate Office
14. Grantor hereby reserves unto Grantor and Grantor's successors and assigns a non-exclusive easement for ingress, egress, and utilities, for the benefit of lands which Grantor, or any entity related to Grantor or in which Grantor has any interest, currently owns or which Grantor might acquire in the future, over, under, and across the easements as described in the Easement Agreement and the Utility Easement, together with the right to dedicate said easements to the City of Pelham, Alabama, or such other governmental entity as may be appropriate, for public use.

***[SIGNATURE ON FOLLOWING PAGE]***

All the consideration for this deed was paid through a mortgage loan which closed on this same date.

IN WITNESS WHEREOF, the undersigned has set its hand and seal on or as of the 28th day of ~~October~~ September, 2007.

SAC, LLC

By: Eugene K Cole  
Eugene K. Cole  
Its Manager

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugene K. Cole, whose name as Manager of SAC, LLC, an Alabama limited liability company, 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 Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 2nd day of October, 2007.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires May 16, 2010  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES  
BONDING NOTARY PUBLIC UNDERWRITERS