

Shelby County, AL 12/03/2007
State of Alabama

Deed Tax: \$5.00

This instrument prepared by:

Jorge de la Osa
Jorge de la Osa, P.A.
255 Alhambra Circle
Suite 550
Coral Gables, Florida 33134

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), and other good and valuable consideration in hand paid to the undersigned KHOFO INVESTMENT GROUP, LLC, A Florida limited liability company ("Grantor"), whose address is c/o Jorge de la Osa, Esq., 255 Alhambra Circle, Suite 550, Coral Gables, Florida 33134 to IFKA REALTY INVESTMENTS CORP, a Florida corporation ("Grantee"), c/o Raul Gastesi, Jr., Esq., 8105 NW 155 Street, Miami Lakes, Florida 33016, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the real estate legally described on the attached Exhibit A situated in Pelham, Shelby County, Alabama, together with all the buildings, fixtures and improvements located thereon (collectively, the "Property"):

The Property is not the homestead of Grantor.

And this conveyance is subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Property would disclose,

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

AND the Grantor covenants with Grantee, its successors and assignees, that it is lawfully seized in fee simple the Property and hereby binds itself to warrant and defend title to the Property against all acts of the Grantor herein and none other, subject to the matters set forth above.

NOTE: \$495,000.00 of the consideration for this Deed was paid from the proceeds of that certain Mortgage in the principal amount of \$495,000.00 being recorded simultaneously herewith.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed as of the 23 day of June, 2007.

GRANTOR:

KHOFO INVESTMENT GROUP, LLC, a
Florida limited liability company

By:

Reinaldo I. Jimenez
its manager

STATE OF FLORIDA)

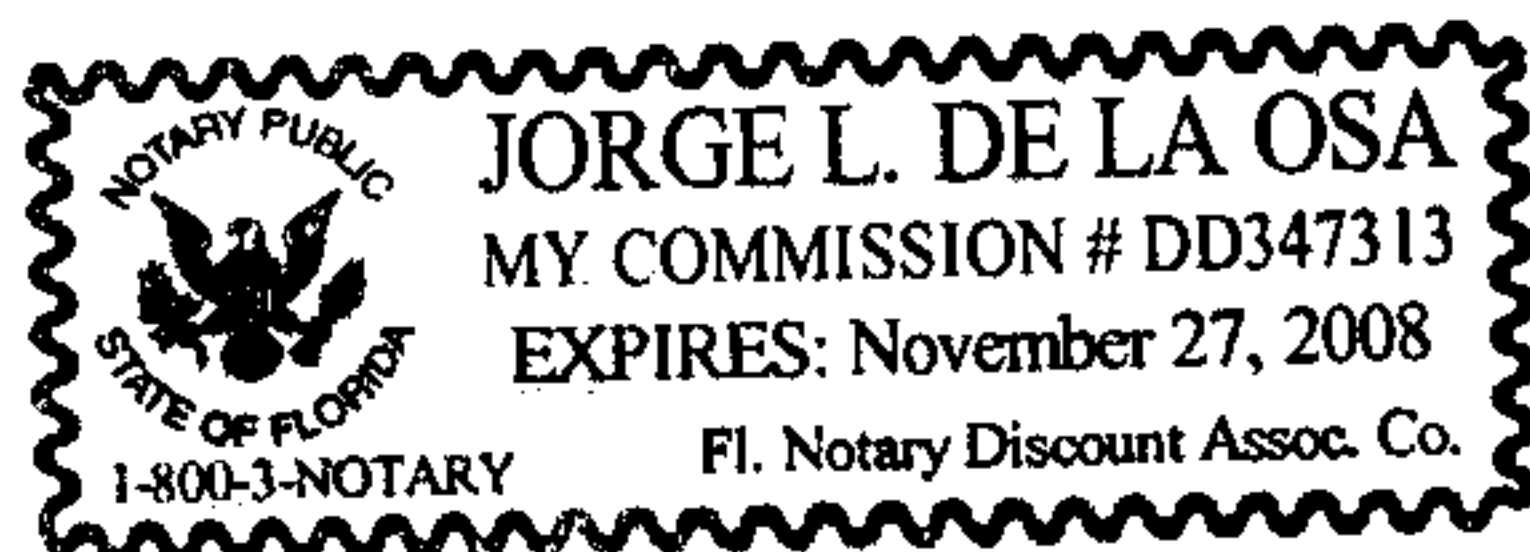
COUNTY OF MIAMI-DADE)

I, the undersigned, hereby certify that Reinaldo I. Jimenez, as manager of KHOFO INVESTMENT GROUP, LLC, a Florida 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 23rd day of June, 2007.

Jorge de la Osa
Print Name: Jorge de la Osa
Notary Public, State of Florida

My commission Expires:



20071203000547160 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/03/2007 01:27:26PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 20 South, Range 3 West, situated in Shelby County, Alabama, being more particularly described as follows: Commence at the point of intersection of the South line of said Quarter-Quarter Section and the Westerly right-of-way of U. S. Highway 31, thence run Northeasterly 299.13 feet along said right-of-way to the point of beginning; thence continue along last described course 125.00 feet; thence an angle left of 103 deg. 00'35" and run Westerly 200.00 feet; thence an angle left of 90 deg. 00' and run Southerly 121.79 feet; thence an angle left of 90 deg. 00' and run Easterly 171.86 feet to the point of beginning.

Mineral and mining rights excepted.