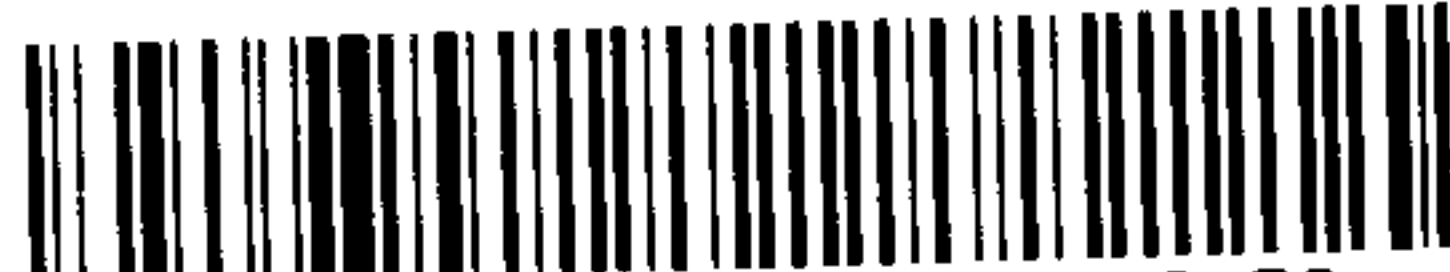


This instrument prepared by: Jack P. Stephenson, Jr., 420 20th Street North, Suite 3400
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)


20080107000007060 1/4 \$218.50
Shelby Cnty Judge of Probate, AL
01/07/2008 11:14:01AM FILED/CERT

WARRANTY DEED

WHEREAS, Chelsea Commercial, LLC (formerly known as Eddleman-Thornton Investment Properties, LLC), an Alabama manager managed limited liability company (the "Grantor"), is the owner of certain real property located in Shelby County, Alabama (the "Property"); and

WHEREAS, the members of Grantor have adopted a Plan of Distribution (the "Plan") to authorize the transfer of part of its property to William L. Thornton III, an individual (the "Grantee") in complete redemption of his interest as a member of the Grantor;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the foregoing recitals, and the payment of TEN AND NO/100 DOLLARS (\$10.00) to the Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee fee simple title in and to certain real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference.

This conveyance is subject to:

1. Easements and restrictions of record;
2. 2008 ad valorem taxes which have accrued but are not yet due and payable.

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

And said Grantor does, for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall,

warrant and defend the same to the said Grantee, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has duly executed this conveyance on this the 27th day of December, 2007.

CHELSEA COMMERCIAL, LLC

By its managers:

By: Douglas D. Eddleman
Douglas D. Eddleman, Manager

By: Billy D. Eddleman
Billy D. Eddleman, Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Billy D. Eddleman and Douglas D. Eddleman, whose names as managers of Chelsea Commercial, LLC, an Alabama manager managed limited liability company, 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 this conveyance, they, as such managers and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal on this 27th day of December, 2007.

Andrea Michelle Prestley
NOTARY PUBLIC
My Commission Expires: 5/19/09

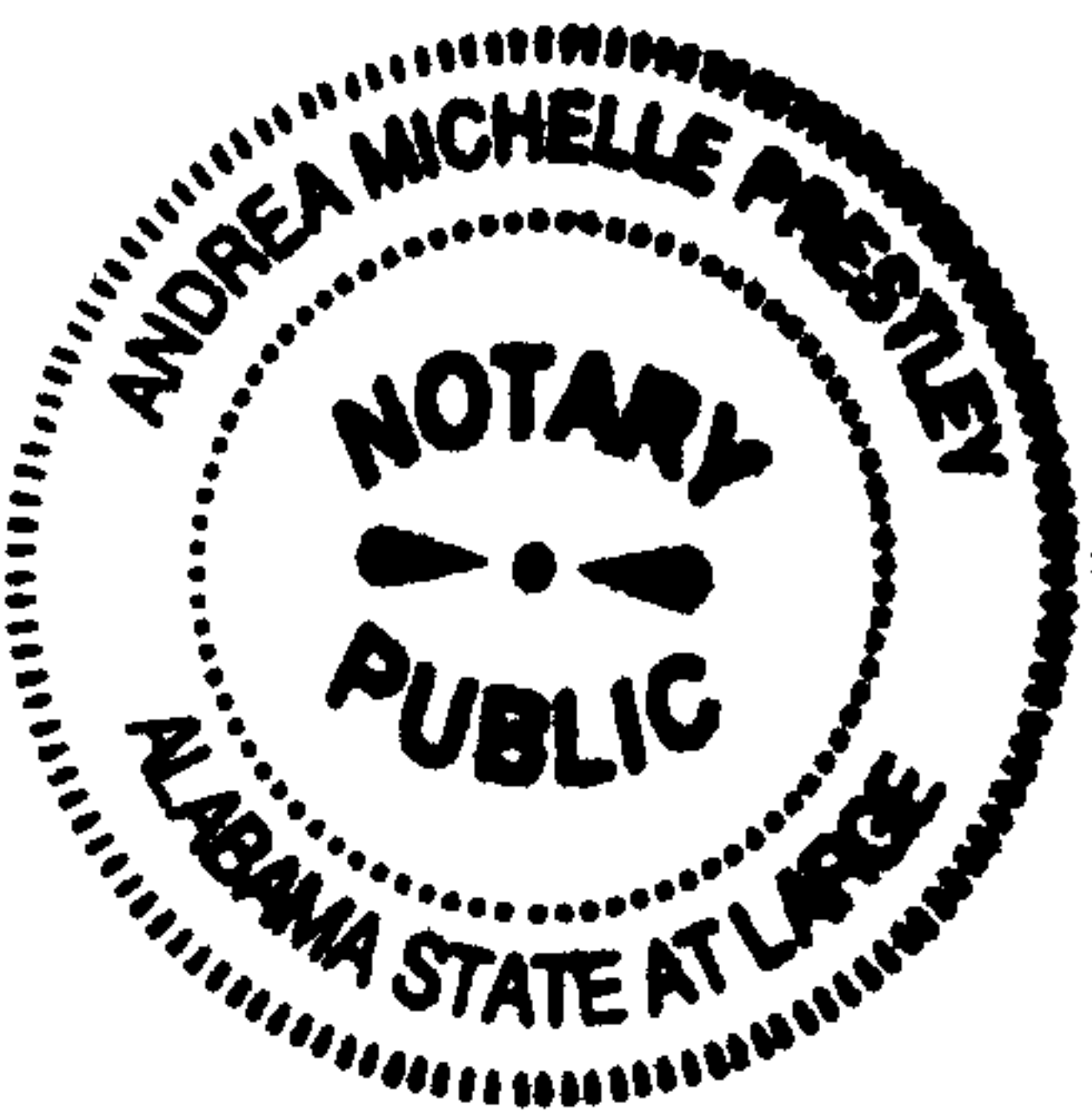


EXHIBIT A

REAL PROPERTY LEGAL DESCRIPTION:

STATE OF ALABAMA
SHELBY COUNTY


20080107000007060 3/4 \$218.50
Shelby Cnty Judge of Probate, AL
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Parcel 1

Parcel of land situated in the East one-half of Section 27 Township 19 South Range 1 West, Shelby County, Alabama. Being more particularly described as follows:

Commence at the Southeast Corner of said Section 27; thence run in a Westerly direction along the South line thereof for a distance of 2291.79 feet to a point on the South line of said Section 27; thence leaving said South line turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 843.08 feet to the POINT OF BEGINNING of the property hereon described said point also being on the Northern-most right of way of Old U.S. Highway 280; thence turn an interior angle to the left of 173 degrees 21 minutes 55 seconds and run in a Northeasterly direction for a distance of 210.49 feet; thence turn an interior angle to the left of 188 degrees 14 minutes 56 seconds and run in a Northerly direction for a distance of 477.97 feet; thence turn an interior angle to the left of 129 degrees 33 minutes 15 seconds and run in a Northeasterly direction for a distance of 108.97 feet to a point on the Southern-most right of way of Chesser Park Drive, (60= R.O.W.), said point also being the point of beginning of a curve turning to the left, said curve having a radius of 370.00 feet, a central angle of 07 degrees 24 minutes 26 seconds, a chord distance of 47.80 feet, and an interior angle to the left to chord of 69 degrees 30 minutes 19 seconds; thence run along the arc of said curve and along said right of way for a distance of 47.83 feet to the point of tangency of said curve; thence turn an interior angle to the left from chord of 176 degrees 17 minutes 47 seconds and run in a Southeasterly direction along a line tangent to said curve for a distance of 13.04 feet to the point of beginning of a curve turning to the left, said curve having a radius of 330.00 feet, a central angle of 64 degrees 07 minutes 04 seconds, a chord distance of 350.32 feet; and a interior angle to the left to chord of 212 degrees 03 minutes 32 seconds; thence run along the arc of said curve and along said right of way for a distance of 369.29 feet to the point of tangency of said curve; thence turn an interior angle to the left from chord of 212 degrees 02 minutes 32 seconds and run along a line tangent to said curve and along said right of way for a distance of 57.08 feet to the point of beginning of a curve turning to the right, said curve having a radius of 220.00 feet, a central angle of 74 degrees 21 minutes 55 seconds, a chord distance of 265.92 feet and an interior angle to the left to chord of 142 degrees 49 minutes 03 seconds; thence run along the arc of said curve and along said right of way for a distance of 285.54 feet to the point of tangency of said curve; thence turn an interior angle to the left from chord of 142 degrees 49 minutes 03 seconds and run in a Southerly direction along a line tangent to said curve and along said right of way for a distance of 58.16 feet to the point of beginning of a curve turning to the left, said curve having a radius of 280.00 feet, a central angle of 03 degrees 57 minutes 29 seconds, a chord distance of 19.34 feet, and an interior angle to the left to chord of 181 degrees 58 minutes 45 seconds; thence run in a Southerly direction along the arc of said curve and along said right of way for a distance of 19.34 feet to a point on the Northwestern-most right of way of Chesser Plantation Lane; thence turn an interior angle to the left from said chord of 93 degrees

05 minutes 10 seconds and run in a Southwesterly direction along the right of way of Chesser Plantation Lane for a distance of 19.96 feet to the point of beginning of a curve turning to the left, said curve having a radius of 430.00 feet, a central angle of 55 degrees 41 minutes 34 seconds, a chord distance of 401.71 feet, and a interior angle to the left to chord of 207 degrees 50 minutes 47 seconds; thence run in a Southerly direction along the arc of said curve and along said right of way for a distance of 417.97 feet to a point on the Northern-most right of way of Old U.S. Highway 280; thence turn an interior angle to the left from chord of said curve of 126 degrees 53 minutes 51 seconds and run in a Northwesterly direction along said right of way for a distance of 163.69 feet to the point of beginning of a curve turning to the left, said curve having a radius of 2023.88 feet, a central angle of 04 degrees 03 minutes 21 seconds, a chord distance of 143.23 feet, and a interior angle to the left to chord of 182 degrees 16 minutes 16 seconds; thence run in a Northwesterly direction along the arc of said curve and along said right of way for a distance of 143.26 feet to the POINT OF BEGINNING. Said parcel contains 291,322 square feet, or 6.69 acres more or less.

Parcel 2

A parcel of land situated in Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of Lot 1, Amended Map of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, page 21, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees 09 minutes 30 seconds West along the West line of said Lot 1 for a distance of 178.92 feet to the intersection of said West line and the Northernmost right of way line of Chesser Plantation Lane (60' right of way), said point also being a point on a curve to the right, said curve having a radius of 220.00 feet, a central angle of 16 degrees 22 minutes 47 seconds, a chord bearing of South 68 degrees 08 minutes 45 seconds West for a chord distance of 62.68 feet; thence run along arc of said curve and along said right of way for a distance of 62.89 feet; thence run South 76 degrees 20 minutes 09 seconds West along said right of way for a distance of 6.44 feet to the intersection of said right of way and the Easternmost right of way of Chesser Park Drive (60' right of way) and the point of commencement of a curve to the right, said curve having a radius of 220.00 feet, a central angle of 03 degrees 39 minutes 22 seconds, a chord bearing of North 10 degrees 25 minutes 38 seconds West for a chord distance of 14.04 feet; thence run along arc of said curve and along said right of way for a distance of 14.04 feet; thence run North 08 degrees 35 minutes 57 seconds West a long said Easternmost right of way for a distance of 58.16 feet to the point of commencement of a curve to the left, said curve having a radius of 280.00 feet, a central angle of 31 degrees 15 minutes 01 seconds, a chord bearing of North 24 degrees 13 minutes 27 seconds West for a chord distance of 150.83 feet; thence run along arc of said curve and along said right of way for a distance of 152.72 feet; thence leaving said right of way, run South 87 degrees 55 minutes 18 seconds East for a distance of 141.26 feet to the POINT OF BEGINNING. Said parcel contains 17,931 square feet or 0.41 acres more or less.

Shelby County, AL 01/07/2008
State of Alabama

Deed Tax: \$198.50