



20080107000007780 1/2 \$119.00
Shelby Cnty Judge of Probate, AL
01/07/2008 02:01:29PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Jeremy D. Crow, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

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

Deed Tax: \$105.00

SEND TAX NOTICE TO:
Cyrus Partners, LLC
3104 Blue Lake Drive, Suite 200
Birmingham, Alabama 35243

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Hundred Seventy Thousand and no/100 (\$870,000.00) DOLLARS**, in hand paid to the undersigned, Burch Properties, LLC (hereinafter referred to as "GRANTORS"), by Cyrus Partners, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey to the said GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Meadow Brook Professional and Medical Center, 2nd Sector, as recorded in Map Book 30, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the tax year, 2008, a lien but not yet due or payable.
2. Easements, release from damages and covenant for storm water run-off control as recorded in Instrument No. 20030304131920.
3. Declaration of covenants, conditions, restrictions and easements for the Meadow Brook Professional and Medical Centre Subdivision as recorded in Instrument No. 1999-32727 as amended by Instrument No. 20030304131920.
4. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 30, Page 2, contains on the face of same a statement pertaining to natural lime sinks.
5. Right of way granted to Alabama Power Company recorded in Real 333, Page 177, and Instrument No. 1993-15089.
6. Easement as set forth in Instrument No. 1993-41701.

\$765,000.00 of the consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

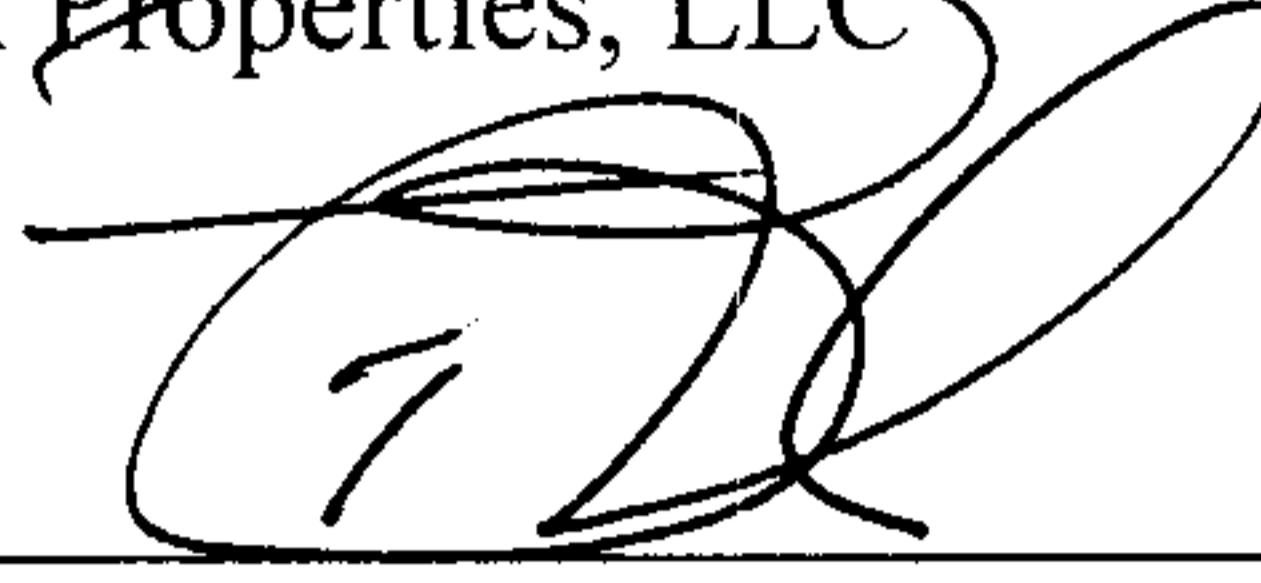
And we do for ourselves and for our successors and assigns covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Tully R. Burch, Sole Member of Burch Properties, LLC has hereto set his signature and seal, this 20th day of December, 2007.

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Burch Properties, LLC

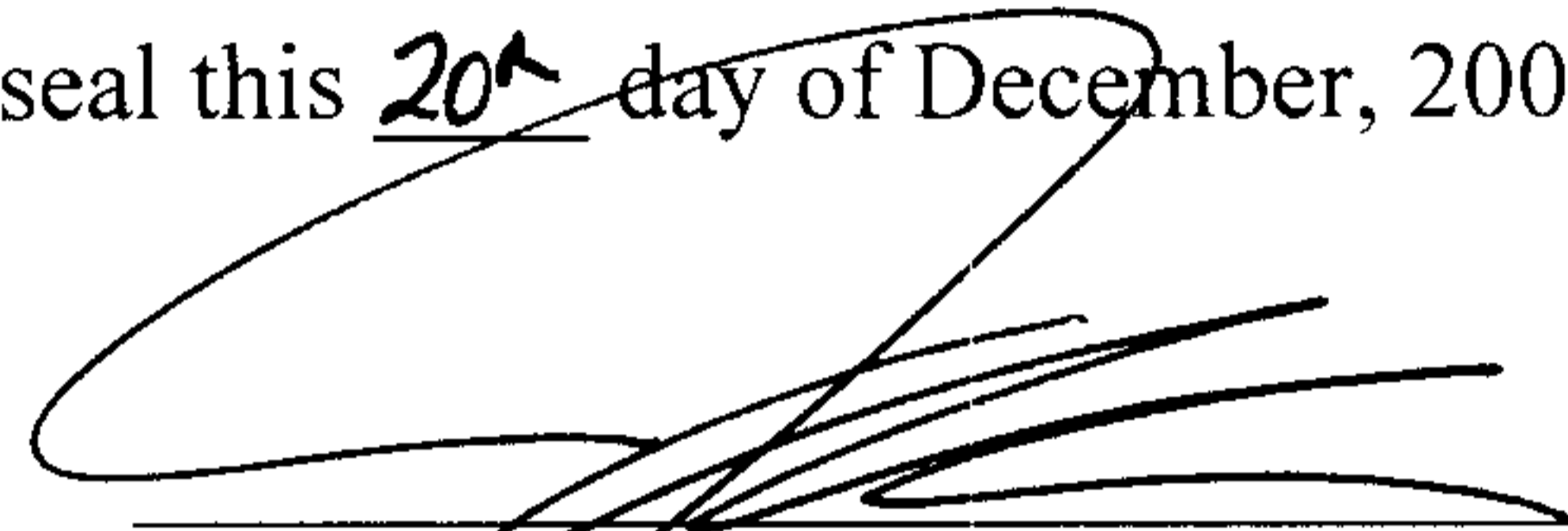


By: Tully R. Burch
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tully R. Burch, Sole Member of Burch Properties, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he, as such Sole Member and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 20th day of December, 2007.



Notary Public

My commission expires: 1/30/08