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This instrument was prepared by:
Robert H. Sprain, Jr.
Sprain & Meighen, P.C.
1707 29th Court South
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
CSA Properties, Inc.
c/o Samuel Sharp
400 Union Hill Drive, Ste. 300
Birmingham, Ala. 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)


20080117000023470 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
01/17/2008 11:10:20AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, SAC, LLC, an Alabama limited liability company (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto CSA PROPERTIES, INC., an Alabama corporation (herein referred to as GRANTEE), subject to the covenants, conditions and other matters set forth below, that certain real estate (the "Property"), situated in Shelby County, Alabama, more particularly described as follows:

Lot 5, according to the survey of Pelham Town Center, recorded on November 30, 2007 at Map Book 39, Page 69 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the title encumbrances described in Exhibit A attached hereto and incorporated by reference herein.

Grantor specifically disclaims all representations and warranties, either express or implied, regarding the Property, and the Property shall be conveyed to Grantee "AS IS", "WHERE IS", "WITH ALL FAULTS", in the same condition as on the date hereof, normal wear and tear excepted, without guaranties or warranties of any kind, express or implied, except as to Grantor's limited warranty of title.

Grantor makes no warranty or covenant respecting the nature or the quality of title to the property herein conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

Grantor, and Grantor's successors and assigns, reserve unto itself and that certain land that Grantor owns adjacent to the Property a non-exclusive easement for ingress, egress and utilities to, over, across and through any easement benefiting the Property which said easement or easements, now existing or hereafter created, provide or shall provide access for the Property to and from Huntley Parkway and Shelby County Highway 52.

TO HAVE AND TO HOLD the Property to said Grantee, its successors and assigns, forever, subject to the matters described above.



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IN WITNESS WHEREOF, Grantor, by and through the undersigned who is authorized to execute this conveyance, has executed this Deed on this 16th day of January, 2008.

WITNESS:

**GRANTOR: SAC, LLC, an Alabama
limited liability company**

[Handwritten signature]

Eugene K Cole
By: 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 conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such manager and with full authority, executed the same voluntarily for and the act of said company.

Given under my hand and official seal, this the 16th day of January, 2008.

Frances Seal
NOTARY PUBLIC
My Commission Expires: May 31, 2009

Exhibit A
Title Encumbrances


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1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.
2. Easement to the City of Pelham, as recorded in 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 the Probate Office of Shelby County, Alabama.
4. Right of way to the State of Alabama, recorded in Volume 300, Page 708, in the Probate Office of Shelby County, Alabama.
5. Easement to the City of Pelham, as recorded in Instrument 1999-12465; Instrument 1999-18781 and Instrument 1999-18782, in the Probate Office of Shelby County, Alabama.
6. Sanitary Sewer Easement and beneficial parcel recorded in Instrument 1999-12466, in the Probate Office of Shelby County, Alabama.
7. Easement, Joint use and Maintenance Agreement, as recorded in Instrument 20040610000314520, in the Probate Office of Shelby County, Alabama.
8. Declaration of Utility Easement, as recorded in Instrument 20040610000314500, in the Probate Office of Shelby County, Alabama.
9. Driveway right of way easement, as recorded in Deed Book 314, Page 861 and Instrument 20040401000168120, in the Probate Office of Shelby County, Alabama.
10. Restrictions appearing of record in Instrument 20060209000068200, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights not owned by Grantor, if any.

Shelby County, AL 01/17/2008
State of Alabama

Deed Tax: \$10.00