

**Send Tax Notice To:**

HABSHEY PROPERTIES, LLC  
911 Creekside Court  
Helena, Alabama 35080

**This Instrument prepared by:**

Guy V. Martin, Jr., Esq.  
Martin, Rawson & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY         )

**WARRANTY DEED**

THIS INDENTURE, executed this 2 day of April, 2008, by RONNIE MORTON, and wife, JILL MORTON (collectively referred to as "Grantor" whether one or more), in favor of HABSHEY PROPERTIES, LLC, an Alabama limited liability company (collectively referred to as "Grantee" whether one or more (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.000) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").


\$300,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

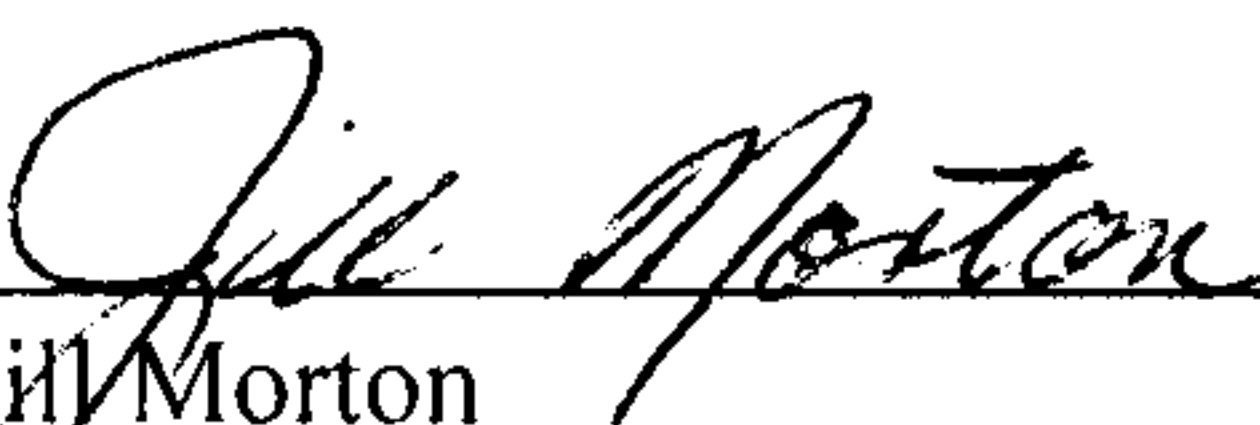
Subject to mining and mineral rights not owned by Grantor.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for himself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

**"GRANTOR:"**

  
\_\_\_\_\_[SEAL]  
Ronnie Morton

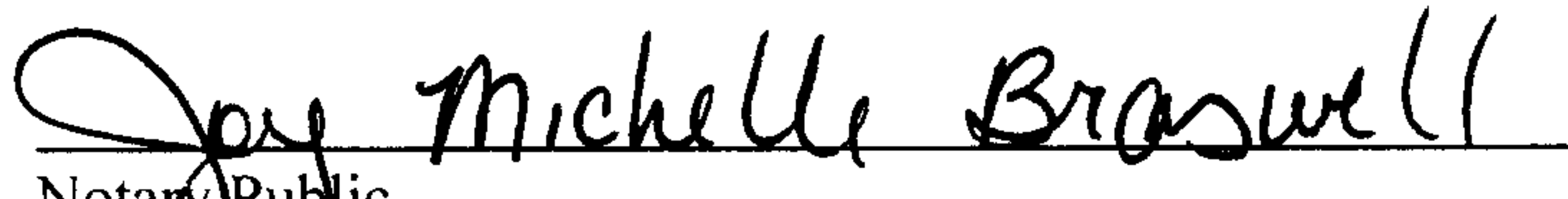
  
\_\_\_\_\_[SEAL]  
Jill Morton

STATE OF ALABAMA           )  
   :  
COUNTY OF JEFFERSON       )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronnie Morton and wife, Jill Morton, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 2 day of April, 2008.

Shelby County, AL 04/10/2008  
State of Alabama

Deed Tax: \$50.00

  
Notary Public

My Commission Expires: ~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~  
MY COMMISSION EXPIRES: JANUARY 18, 2010

  
20080410000144870 2/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
04/10/2008 09:10:43AM FILED/CERT

**Exhibit A**

Lot 9 according to the survey of Old Town Office Park, Sector Two, as recorded in map Book 31, at Page 29 in the Probate Office of Shelby County, Alabama.



20080410000144870 3/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
04/10/2008 09:10:43AM FILED/CERT