

\$ 300,000.00

This Instrument Prepared By:
David H. Breland, Esq.
BURR & FORMAN LLP
Suite 3400
420 North 20th Street
Birmingham, Alabama 35203

Send Tax Notice To:
Lollia, LLC
1120 Beacon Parkway East
Unit 205
Birmingham, Alabama 35209
Attn: Lora Gaxiola

STATE OF ALABAMA)
COUNTY OF SHELBY)


20080903000351740 1/4 \$65.00
Shelby Cnty Judge of Probate, AL
09/03/2008 01:53:01PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAY S. FRANKS and LYNN H. FRANKS**, both married, individual residents of the State of Alabama, as joint tenants with right of survivorship (the "Grantor") hereby grants, bargains, sells and conveys unto **LOLLIA, LLC**, an Alabama limited liability company (the "Grantee") that certain tract or parcel of land located in Shelby County, State of Alabama described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), together with an undivided interest in all common areas and elements.

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference, as well as to all taxes and assessments for the year 2008 and subsequent years not yet due and payable.

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

AND the Grantor does for itself and its successors and assigns covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

AND the said Grantor does further warrant unto the said Grantee that no portion of the real estate conveyed hereby constitutes the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this the 25
day of August, 2008.

GRANTOR:

Jay S. Franks
JAY S. FRANKS

Lynn H. Franks
LYNN H. FRANKS



20080903000351740 2/4 \$65.00
Shelby Cnty Judge of Probate, AL
09/03/2008 01:53:01PM FILED/CERT

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jay S. Franks, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of August, 2008.

Michael W. Furr
Notary Public
My Commission Expires: 11/10/2008

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Lynn H. Franks, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of August, 2008.

Michael W. Furr
Notary Public
My Commission Expires: 11/10/2008

EXHIBIT A

LEGAL DESCRIPTION

Unit 5, according to the Declaration of Condominium for Narrows Centre, a Condominium as established by that certain Declaration of Condominium for Narrows Centre, a Condominium which is recorded in Instrument 20041104000607010 In the Probate Office of Shelby County, Alabama to which a Declaration of Condominium a plan is attached as Exhibit "A" thereto, and to which said Declaration of Condominium the By-Laws of Narrows Centre Owners Association are attached as Exhibit "C" thereto, together with an undivided interest in the common elements assigned in to said Unit in Exhibit "B" of said Declaration of Condominium of Narrows Centre, a Condominium according to a Resubdivision of Lot 1-A2 of a Resurvey of Lots 1-A, The Narrows Commercial Subdivision, Section 1, as recorded in Map Book 34, Page 33, in the Probate Office of Shelby County, Alabama.


20080903000351740 3/4 \$65.00
Shelby Cnty Judge of Probate, AL
09/03/2008 01:53:01PM FILED/CERT

EXHIBIT B


20080903000351740 4/4 \$65.00
Shelby Cnty Judge of Probate, AL
09/03/2008 01:53:01PM FILED/CERT

EXCEPTIONS TO TITLE

1. Taxes for the year 2008 and subsequent years, not yet due and payable.
2. Restrictions as shown by recorded Map Book 27, Page 8.
3. Restrictions as shown by recorded Map Book 34 Page 33.
4. Restrictions as shown by recorded Map Book 30 Page 32.
5. Transmission line permit to Alabama Power Company, as recorded in Deed Book 109, page 70 and Deed Book 145, page 22, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 95, page 515; Deed Book 95, page 535; Deed Book 95, page 503; Deed Book 324, page 840 and Deed Book 329, page 430, in the Probate Office of Shelby County, Alabama.
7. Right of way to the State of Alabama, recorded in Deed Book 296, page 180, in the Probate Office of Shelby County, Alabama.
8. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act" Chapter 8, Section 35-8-1, et seq., Code of Alabama, 1975, or set forth in the Declaration of Condominium of Narrows Centre, a Condominium recorded in Instrument 20041104000607010 and in the By-Laws of Narrows Centre Condominium Owners Association, Inc., as set out in the Declaration of Condominium as Exhibit "C", in said Probate Office.
9. Declaration of Protective Covenants, Conditions and Restrictions of The Narrows Commercial as recorded in Instrument 2000-17137, and the First Amendment to said Declaration as recorded in Instrument 2000-41911, in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company recorded in Instrument 2005020400058100, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/03/2008
State of Alabama

Deed Tax: \$45.00