
THIS INSTRUMENT WAS PREPARED BY:

Thomas C. Clark, III
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2618

SEND TAX NOTICE TO:

James L. Hubbard
c/o Hubbard Properties, Inc.
2275 Green Springs Highway
Birmingham, Alabama 35205

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Four Hundred Thousand and No/100 Dollars (\$400,000.00) and other good and valuable consideration in hand paid to the undersigned **Sterling Capital Land I, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **James L. Hubbard, P. Scott Shelnutt and Robert B. Aland** (the "Grantee"), the receipt of which is acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee, their heirs and assigns, that certain real estate situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

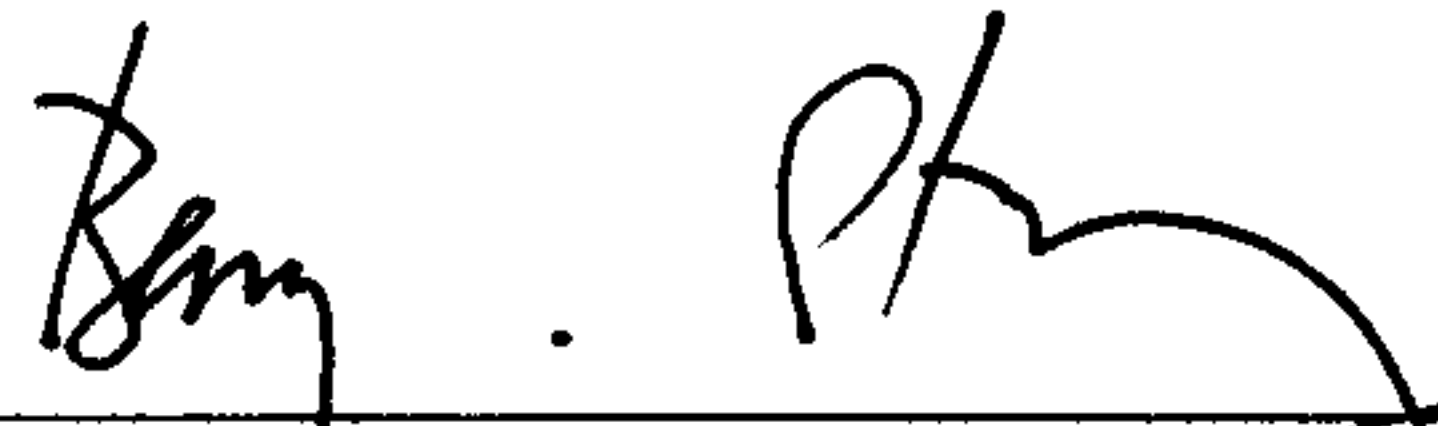
This conveyance is also made subject to the permitted exceptions as shown on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said Property unto the Grantee, their heirs and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Grantor hereby covenants and agrees with Grantee, their heirs and assigns, that Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor, by its authorized representative, has hereto set its signature on this the 4th day of September, 2008.

**STERLING CAPITAL LAND I, LLC,
an Alabama limited liability company**


By: Benny M. Larussa, Jr.
Its: Authorized Member

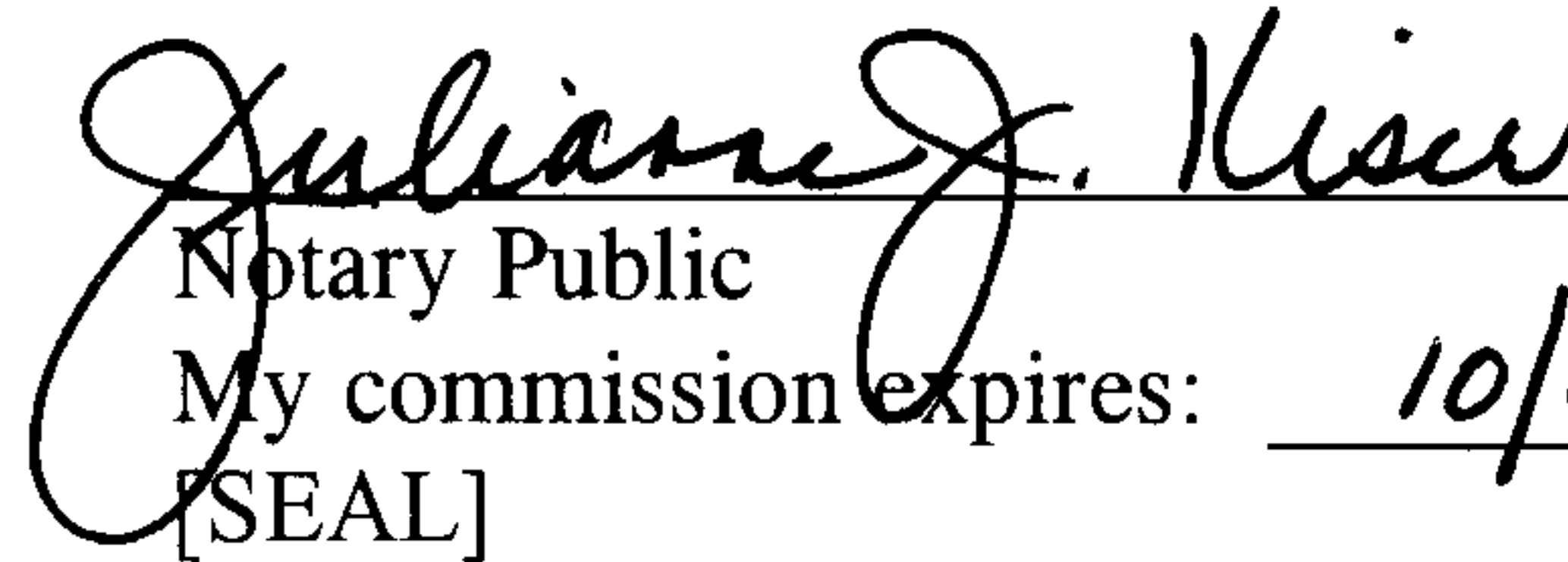
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benny M. Larussa, Jr., whose name as Authorized Member of Sterling Capital Land I, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of September, 2008.

Shelby County, AL 09/19/2008
State of Alabama

Deed Tax: \$400.00


Notary Public
My commission expires: 10/5/11
[SEAL]



20080919000372350 2/4 \$421.00
Shelby Cnty Judge of Probate, AL
09/19/2008 12:52:23PM FILED/CERT

EXHIBIT A

[Legal Description of Property]

The West $\frac{1}{2}$ of the East $\frac{1}{2}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less and except the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, situated in Shelby County, Alabama.

Together with a non-exclusive easement for ingress, egress and utilities, more particularly described as follows:

An easement lying in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a $\frac{1}{2}$ " rebar set at the southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 10, thence South 87 degrees 42 minutes 04 seconds West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 110 feet to the point of beginning of an ingress, egress and utility easement being 60 feet in width and lying 30 feet each side of the following described center line: thence North 16 degrees 01 minutes 29 seconds West a distance of 200 feet to a point; thence North 30 degrees 49 minutes 06 seconds West a distance of 110 feet to a point; thence Northeast a distance of 230 feet, more or less, to the point of ending on the southerly right of way line of County Highway 46; point of intersection being 100 feet from the intersection of the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ with the southerly right of way of County Highway 46.



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EXHIBIT B

[Permitted Exceptions]

1. Taxes and assessments for the year 2008 and thereafter, which are not yet due and payable.
2. Rights of others in and to non-exclusive ingress, egress and utility easement recorded in Instrument #20050705000333700 in the Probate Office of Shelby County, Alabama.



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