

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
DWB Properties, LLC
1292 Greystone Crest
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Two Thousand Six Hundred Forty and 00/100 (\$202,640.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James R. Powers Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **DWB Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 116, Block 2 (also known as Building B) in the Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Inst. #20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Inst. #20070822000395570 in the Probate Office. Together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium for Meadow Brook Place Office Condominium; said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Office Condominium as set out in the Declaration and on the plat of Meadow Brook Corporate Park South, Phase II, No. 11A, as recorded in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

- 1) Building setback line(s) as shown by Map Book 29, Page 42 and Map Book 39, Page 6 in the Probate Office.
- 2) Easements as shown by plat as shown on Map Book 29, Page 42 and Map Book 39, Page 6 in the Probate Office.
- 3) Declaration of Condominium of Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Inst. #20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Inst. #20070822000395570 in the Probate Office, along with the Articles of Meadow Brook Place Office Condominium Association, Inc., recorded as Inst. #2070822000395580 in the Probate Office.
- 4) Easements granted to Alabama Power Company as set out by Inst. #20070517000231120 in the Probate Office.
- 5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities and release of damages relating thereto, as recorded in Deed Book 66, Page 34, in the Probate Office of Shelby County, Alabama.
- 6) Declaration of Covenants, Conditions, and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91, along with 1st Amendment recorded in Real 95, Page 826; 2nd Amendment recorded in Real 141, Page 784; 3rd Amendment recorded in Real 177, Page 244; 4th Amendment recorded in Real 243, Page 453; 5th Amendment recorded in Real 245, Page 89; 6th Amendment recorded in Instrument Number 1192-23529; 7th Amendment recorded in Instrument Number 1995-03028; 8th Amendment recorded in Instrument Number 1995-04188; 9th Amendment recorded in Instrument Number 1996-32318; 10th Amendment recorded in Instrument Number 1996-32318; 11th Amendment recorded in Instrument Number 1997-30077; 12th Amendment recorded in Instrument Number 1997-37856; 13th Amendment recorded in Instrument Number 1998-5588 and 14th Amendment recorded in Instrument Number 1998-41655; 15th Amendment recorded in Instrument Number 1998-46243 and 16th Amendment recorded in Instrument Number 1999-2935; 17th Amendment in Instrument #20021217000631360, in Probate Office.
- 7) Easements to Alabama Power Company dated June 25, 2001 as set out by Inst. #2001-26138 in the Probate Office.

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- 8) Easements to Alabama Power Company as set out by Inst. #2001-26137 as affected by deed deed recorded as Inst. #20070726000347760 in the Probate Office.
- 9) Easement Agreement as set out by Inst. #2001-27024 in the Probate Office.
- 10) Restrictions, limitations, conditions and other provisions as set out in Map Book 29, Page 42 and Map Book 39, Page 6 in the Probate Office.
- 11) Assignment of Developer's Rights as set out in Inst. #2001-35829 in the Probate Office.
- 12) Release of damages as set out in Inst. #20070921000443610 and Inst. #20080611000239080 in the Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **15th** day of **September**, 2008.

James R. Powers Properties, LLC
An Alabama Limited Liability Company

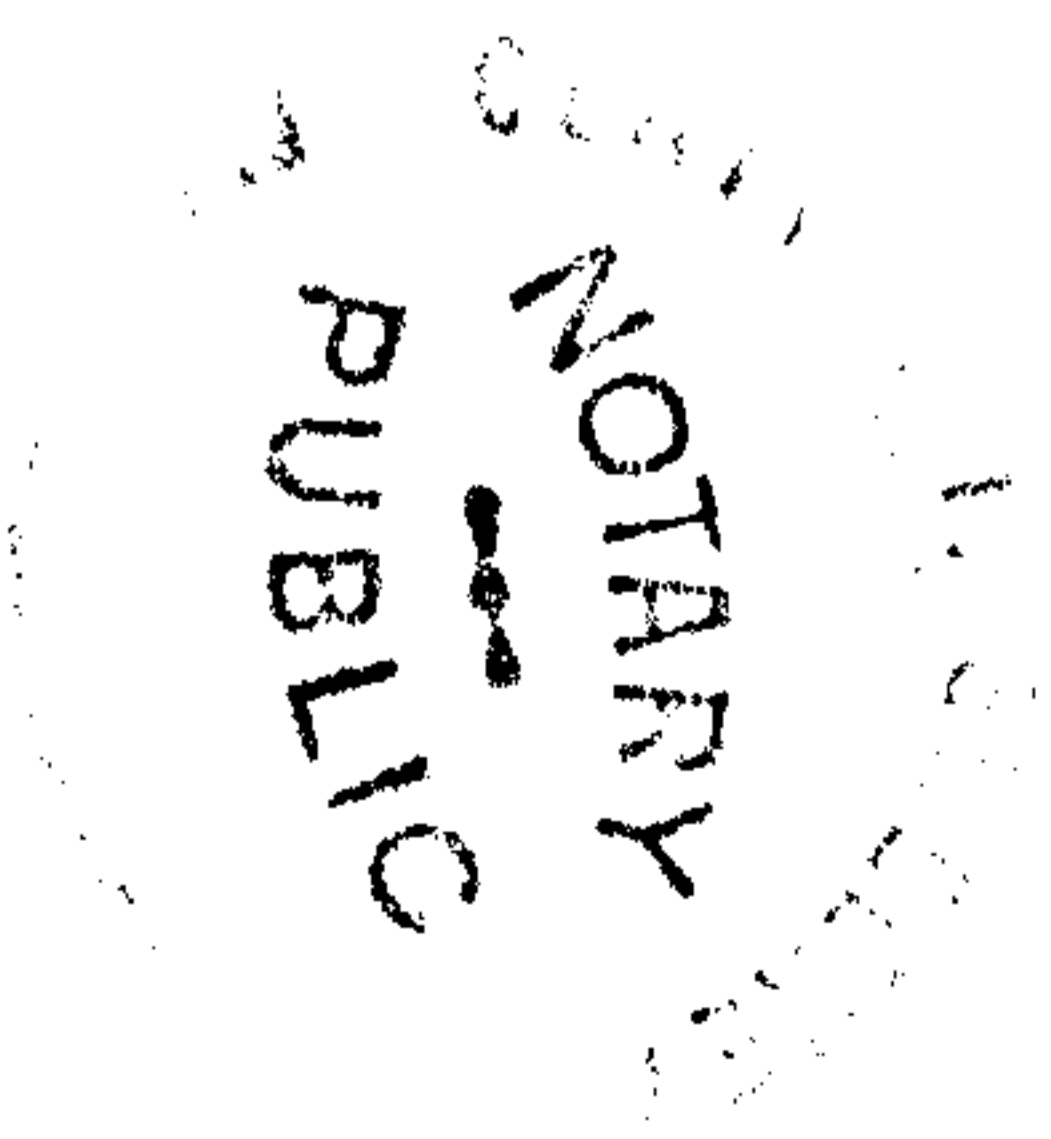

James R. Powers, Sole Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James R. Powers, whose name as Sole Member of James R. Powers Properties, 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 the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of September, 2008.


NOTARY PUBLIC
My Commission Expires: 6-5-2011



20080922000374740 2/2 \$217.00
Shelby Cnty Judge of Probate, AL
09/22/2008 02:24:41PM FILED/CERT