

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
J & R Properties L.L.C.
PO Box 555
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eighty Five Thousand and 00/100 Dollars (\$85,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cedar Tree Grove Mobile Home Park, L.L.C., an Alabama Limited Liability Company** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **J & R Properties, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached legal description marked as Exhibit "A".

Situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF Cedar Tree Grove Mobile Home Park, L.L.C., IN THE SUM OF \$5,000.00.

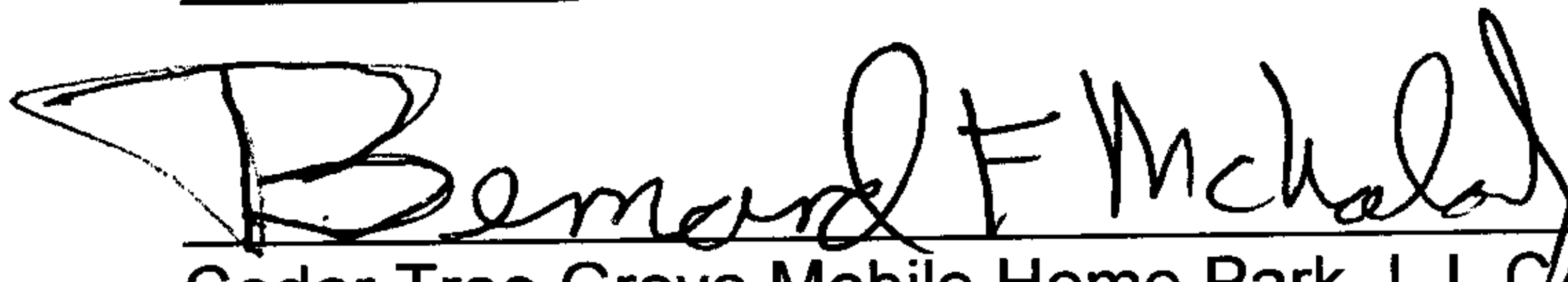
NOTE: PURCHASE MONEY SECOND MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF Cedar Tree Grove Mobile Home Park, L.L.C., IN THE SUM OF \$70,000.00.

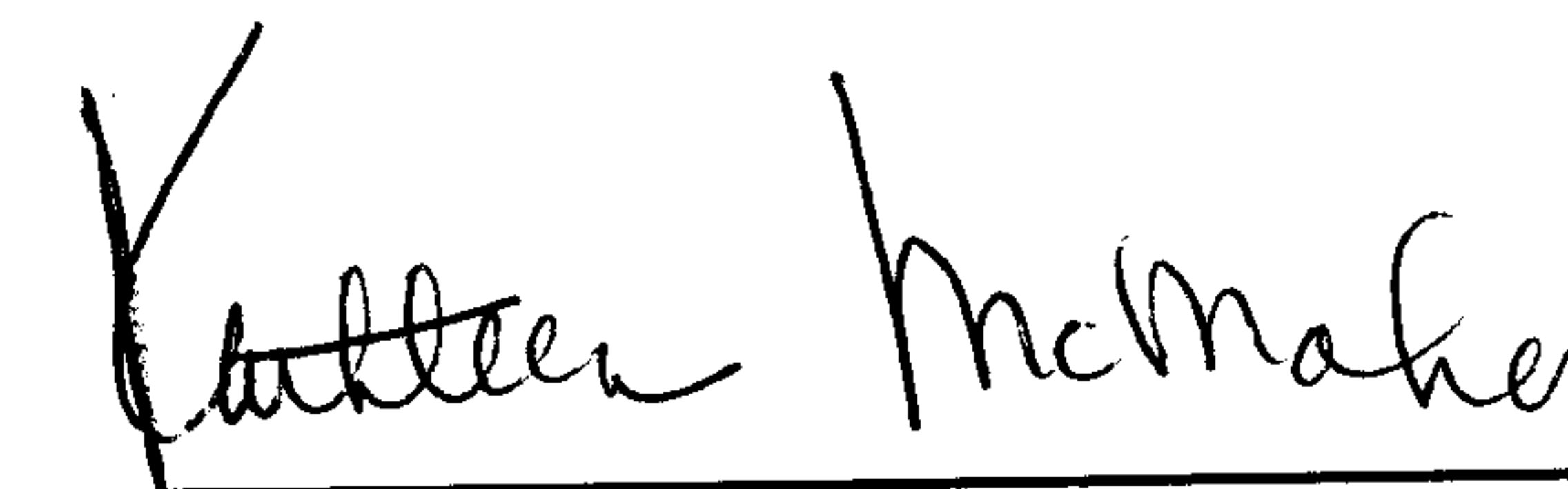
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 12 day of December, 2008.

GRANTORS

 (L.S.)
Cedar Tree Grove Mobile Home Park, L.L.C.
By: Benard F. McMahon, Jr., Its Member

 (L.S.)
Cedar Tree Grove Mobile Home Park, L.L.C.
By: Kathleen McMahon, its Member

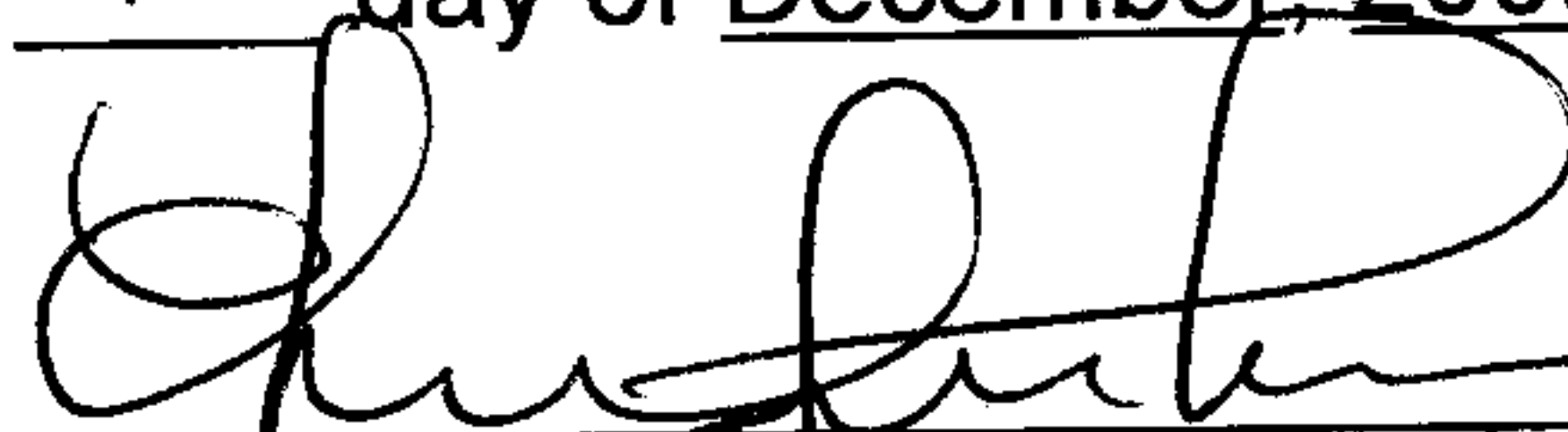
STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that Benard F. McMahon, Jr. whose named as a Member of Cedar Tree Grove Mobile Home Park, L.L.C., is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2008.


NOTARY PUBLIC
My Commission Expires: 5/13/2012

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that Kathleen McMahon whose named as a Member of Cedar Tree Grove Mobile Home Park, L.L.C., is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December, 2008.

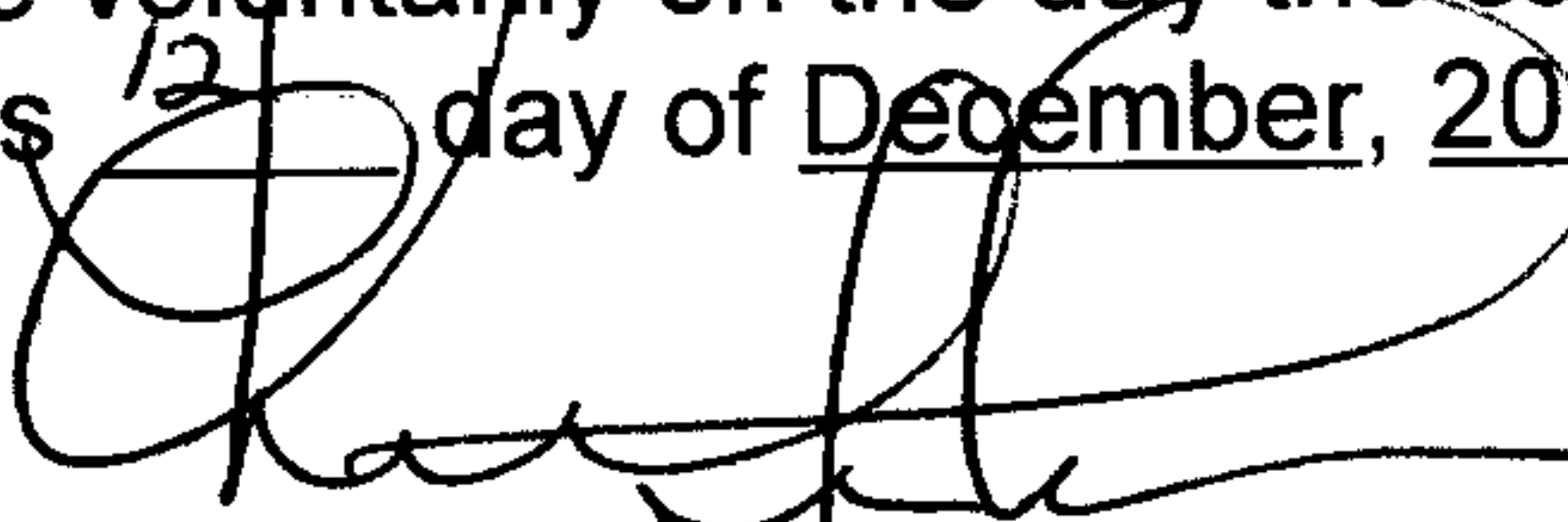

NOTARY PUBLIC
My Commission Expires: 5/13/2012

EXHIBIT "A"


20081215000465980 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
12/15/2008 01:32:54PM FILED/CERT

Lot 9, Block 3, of the Bozema Map of Wilton, Alabama, formerly Birmingham Junction by map and Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.