

\$335,000.00 of the Purchase Price paid by proceeds of Mortgage filed simultaneously herewith.

This instrument prepared by and
return to after recording:
Phillip D. Corley, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:
FC Property, Inc.
160 Adeline St. N.
London, Ontario,
Canada N5Z 3L1

WARRANTY DEED


20090116000014870 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/16/2009 12:08:21PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of
THREE HUNDRED THIRTY-FIVE THOUSAND and NO/100 DOLLARS (\$335,000.00) to the
undersigned grantor, **H. MONROE PROPERTIES, LLC**, an Alabama limited liability company
(hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby
GRANT, BARGAIN, SELL AND CONVEY unto **FC PROPERTY, INC.**, an Alabama
corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby
County, Alabama, to-wit:

**Lot 4B, according to the Resurvey of Lot 4 of Monroe's Addition to McCain
Industrial Park as recorded in Map Book 28, Page 40 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.**

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the
GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said
premises; that they are free from all encumbrances, except as otherwise noted above; that
GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, it

successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, H. Monroe Properties, LLC an Alabama limited liability company, GRANTOR, has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the ____ day of January, 2009.


20090116000014870 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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GRANTOR:

H. Monroe Properties, LLC

By: 

Its: Member

ATTEST:

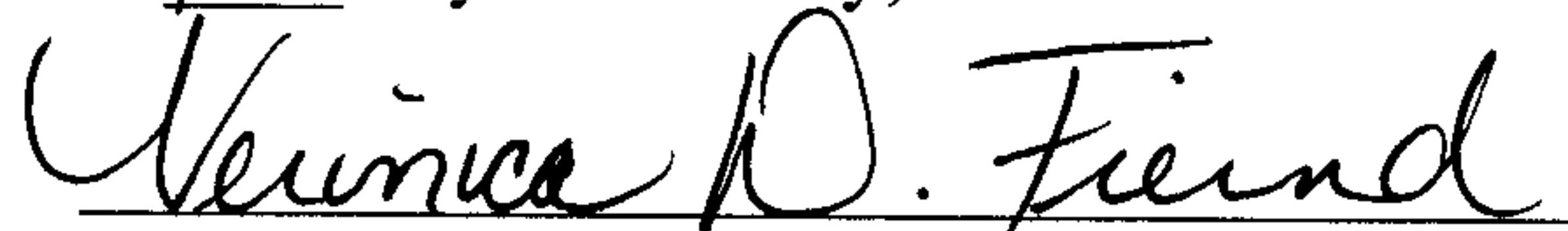
Its _____

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry E. Monroe III whose name as Member of H. Monroe Properties, LLC, an Alabama limited liability company, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof 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 15th day of January, 2009.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA ATTORNEY
MY COMMISSION EXPIRES: 3/2/2011
BONDED THRU NOTARY PUBLIC