

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

Send Tax Notice To:
Driven Properties & Investments, LLC
921 2nd Ave. N., Ste. B
Birmingham, AL 35203

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty Thousand and 00/100 (\$50,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **International Investments, 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, **Driven Properties & Investments, 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:

Lots 46 & 69, according to the Survey of Courtyard Manor, A Single Family Residential Development, as recorded in Map Book 35, Page 144, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

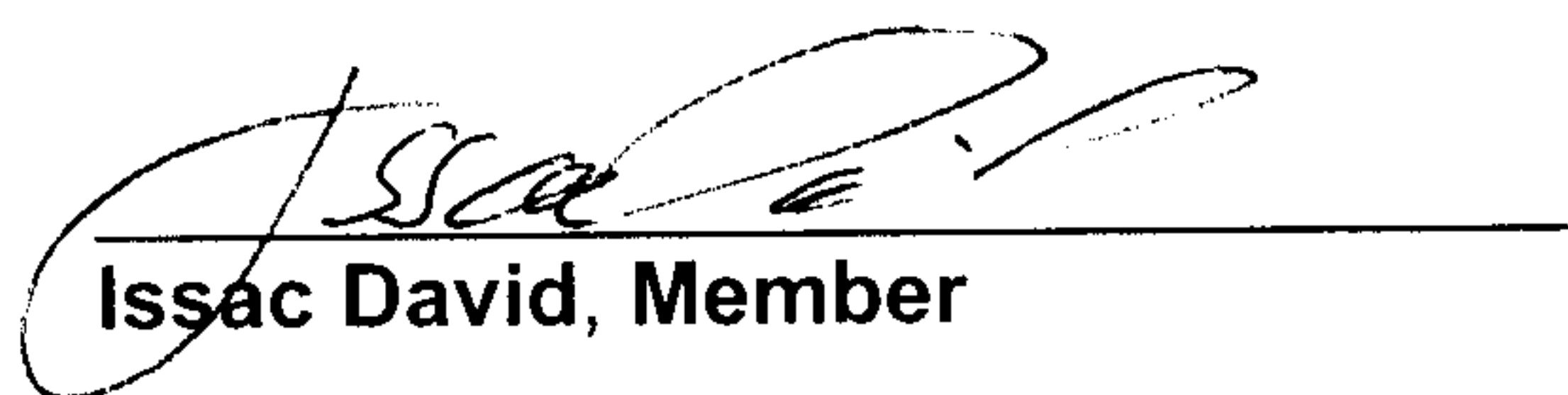
- 1) Memorandum and Affidavit regarding oil and gas lease to Anshutz Corporation dated February 9, 1982 and recorded in Misc. Book 45, page 303 in said Probate Office.
- 2) Restrictions and Notes shown on recorded map in said Probate Office.
- 3) Building line(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in said Probate Office.
- 4) Easement(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in said Probate Office.
- 5) Declaration of Protective Covenants, Restrictions, and Easements for Courtyard Manor as recorded in Instrument No. 20051019000542800 in said Probate Office.
- 6) Right of way to Shelby County recorded in Deed Book 229, Page 489; Deed Book 229, Page 491 and Deed Book 39, Page 469 in said Probate Office.
- 7) Right of way granted to Alabama Power Company by instrument recorded in Deed book 126, Page 55 and Deed Book 165, Page 105 in said Probate Office.
- 8) Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", Page 655 in said Probate Office.
- 9) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument No. 1994-29305 and Deed Book 244, Page 587 in the Probate Office of Jefferson County, Alabama.
- 10) Minerals and restrictions as set out in Deed Book 244, Page 587 in said 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 9th day of December, 2008.

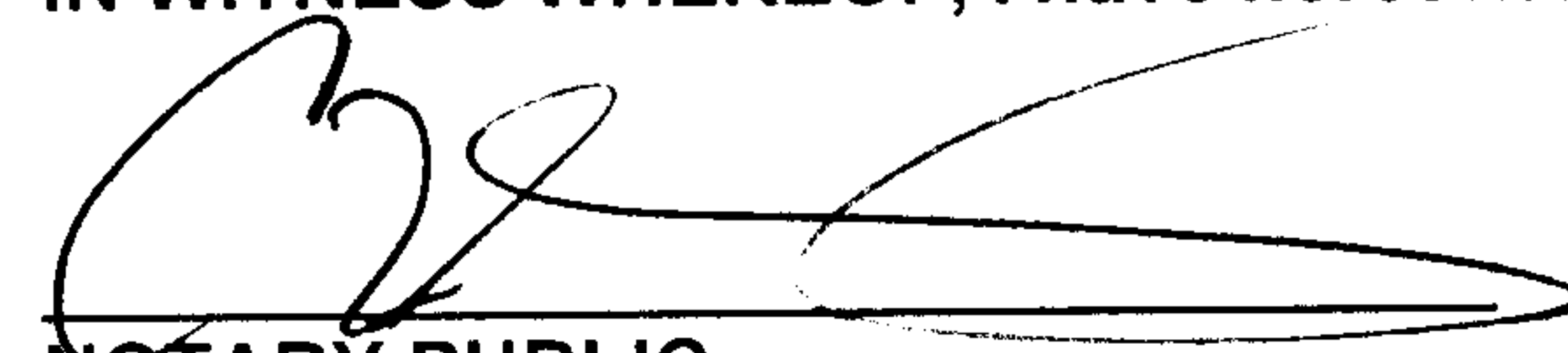
International Investments, LLC
an Alabama Limited Liability Company


Issac David, Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Issac David, whose name as Member of International Investments, 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 limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of December, 2008.


NOTARY PUBLIC
My Commission Expires: 6-5-2011

