

Assessed value – 27,400 = \$27.50 tax
Recording fees – 4 pages = \$20.00
Total \$47.50

Unit 118

SEND TAX NOTICE TO:
TriNovus Capital, LLC
850 Corporate Parkway, Suite 118
Birmingham, AL 35242



20090306000083130 1/4 \$47.50
Shelby Cnty Judge of Probate, AL
03/06/2009 02:10:42PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 30th day of January, 2009, by **DWB PROPERTIES, LLC, an Alabama limited liability company which is solely owned by DAVID W. BRASFIELD** (hereinafter referred to as the "Grantor"), to **TRINOVUS CAPITAL, LLC, a Delaware limited liability company** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on November 26th, 2008, the real property described herein was conveyed by Warranty Deed by Robert S. Grant, a married man, to the Grantor and was recorded on December 4, 2008, in the Office of the Judge of Probate of Shelby County, Alabama (Instrument #20081204000457200); and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantee, and this conveyance shall be a deemed distribution from DWB PROPERTIES, LLC to its sole member, DAVID W. BRASFIELD, and a deemed contribution from DAVID W. BRASFIELD, individually, to TRINOVUS CAPITAL, LLC.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee its interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 118, 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 Instrument No. 20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Instrument No. 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:

1. Ad valorem taxes not yet due.
2. 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.
3. Declaration of Covenants, Conditions, and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91, along with 1st Amendment

Shelby County, AL 03/06/2009
State of Alabama

Deed Tax: \$27.50

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.

4. Building setback lines, easements and buffer zone as recorded in Map Book 28, Page 59.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #2001-26138 and Instrument #2001-26137.
6. Notes and special note as set out on map recorded in Map Book 29, Page 42.
7. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #20070517000231120 and Instrument No. 20070726000347760.
8. Assignment of development rights in Instrument #2001-35825.
9. Agreement as set out in Instrument #2001-27024.
10. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991," Chapter 8A, Sections 35-8A-101 et seq. Code of Alabama 1975, or set forth in the Declaration of Condominium of Meadow Brook Place Office Condominium, a condominium, dated 08/20/2007 and recorded in Instrument #20070822000395570, in the Probate Office of Shelby County, Alabama; in the By-Laws of Meadow Brook Place Office Condominium Association, Inc., recorded in Instrument #20070822000395570 in said Probate Office; in the Articles of Incorporation of Meadow Brook Place Office Condominium Association, Inc., recorded in Instrument #20070822000395580, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

By acceptance of the Deed, Grantee hereby agrees to the following terms and provisions:

1. Subsurface Conditions. By acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the property or to any buildings, improvements, or structures now or hereafter located upon the property, or on account of past or future injuries to any owner, occupant, or other person in or upon said property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines or other geological formations or conditions) under or on the property or any other

property now or hereafter owned by the Grantor, whether contiguous or non-contiguous to the property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations or other entities holding under or through the Grantee.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to its heirs, executors and assigns forever.

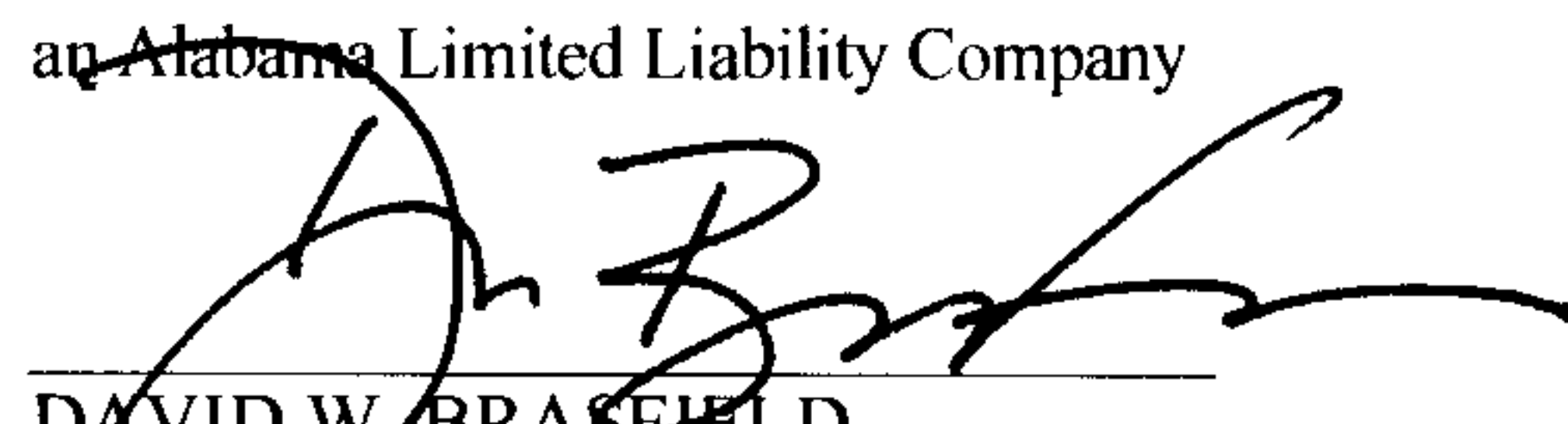
AND SAID GRANTOR, for said Grantor, Grantor's successors and assigns, executors and administrators, covenants and agrees with said Grantee, and its assigns, that it will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **TRINOVUS CAPITAL, LLC**.

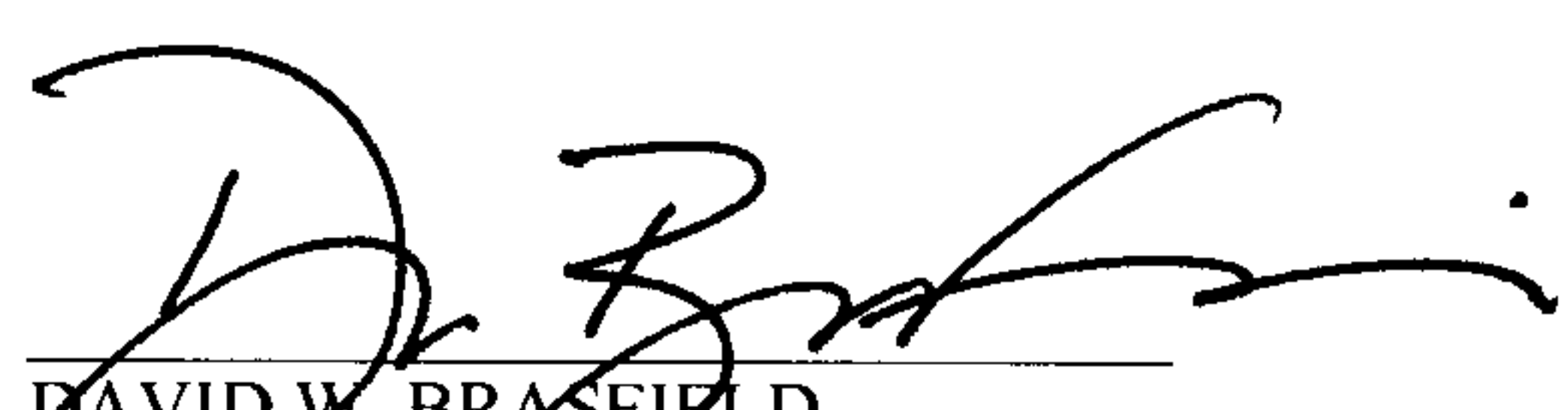
THE HEREIN DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal, this 30th day of January, 2009.

DWB PROPERTIES, LLC,
an Alabama Limited Liability Company



DAVID W. BRASFIELD,
Sole Member



DAVID W. BRASFIELD,
individually



20090306000083130 3/4 \$47.50
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STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that DAVID W. BRASFIELD, whose name is signed to the foregoing conveyance, individually, and in his capacity as the sole member of DWB PROPERTIES, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January,
2009.

Catherine S. Lewis

Notary Public

My Commission Expires: 3/20/2011

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, P.C.
600 Luckie Drive, Suite 405
Birmingham, Alabama 35223
(205) 871-0300


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