

PROPERTY VALUE: \$830,000.00

(\$262,000.00 OF THE PURCHASE PRICE IS BEING PAID BY A MORTGAGE CLOSED SIMULTANEOUSLY)

SEND TAX NOTICES TO:

Mr. John B. Grenier
One Federal Place
1819 5th Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of April 7th, 2009 (herein the "Effective Date") by **STELLA K. GRENIER** and **JOHN BEAULIEU GRENIER**, in their capacities as personal representatives of **THE ESTATE OF JOHN E. GRENIER, DECEASED**, Probate Case No. 198595 (herein the "Grantor"), to **JOHN B. GRENIER**, a married individual resident of the State of Alabama (herein the "Grantee"), for the purposes hereinafter described.

RECITALS:

A. The Grantor holds fee title in and to certain tracts of property located in Shelby County, Alabama, more particularly described as follows (the "Subject Property"):

Lots 58 and 59 according to the map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama, subject to and restricted by (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the GRANTOR; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

B. The Grantor has agreed to convey the Subject Property to the Grantee for the consideration hereinafter recited.

NOW, THEREFORE, in consideration of the premises recited above, the sum of \$10.00 (Ten and 00/100 Dollars) paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey the Subject Property to the Grantee, together with all of the rights, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the Subject Property, together with all and singular rights, members and appurtenances thereof to the same being, belonging or in any way appertaining, to the use and benefit of the Grantee and his successors and assigns, forever. Except for the matters set forth on Exhibit A attached hereto and incorporated by reference, which are accepted and acknowledged by the Grantee through his acceptance of this Instrument, the Grantor shall warrant and forever defend title to the Subject Property from and against the claims of all persons claiming by, through or under Grantor, but not further or otherwise.

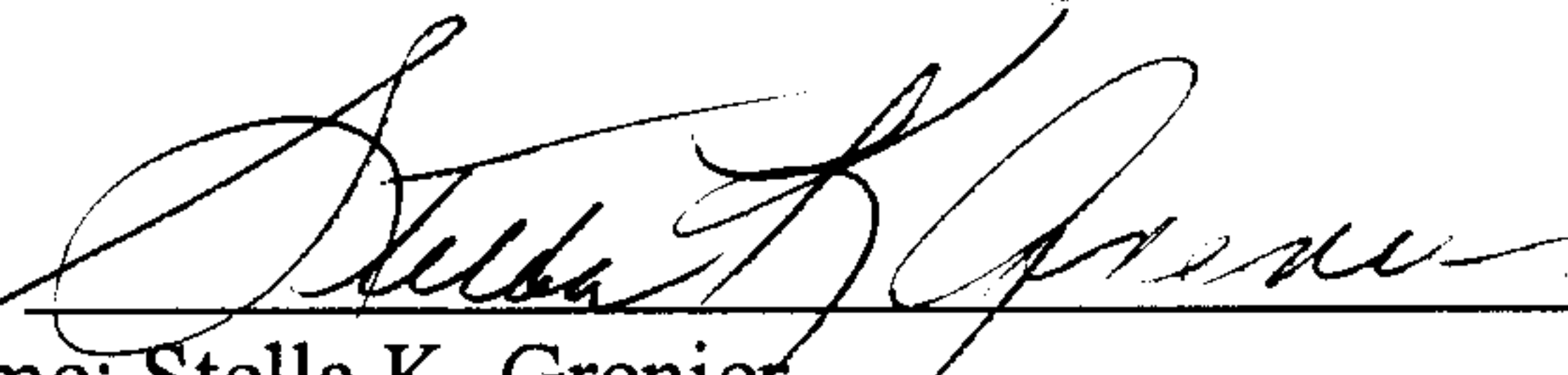
This instrument has been executed and delivered by Stella K. Grenier and John Beaulieu Grenier solely in their respective capacities as the personal representatives of the Estate of John E. Grenier, deceased, and not in their individual capacities. All claims or liabilities under this Instrument, to any extent, shall be claims or liabilities of said Estate, and shall not be claims or liabilities against the personal assets of either Stella K. Grenier or John Beaulieu Grenier.

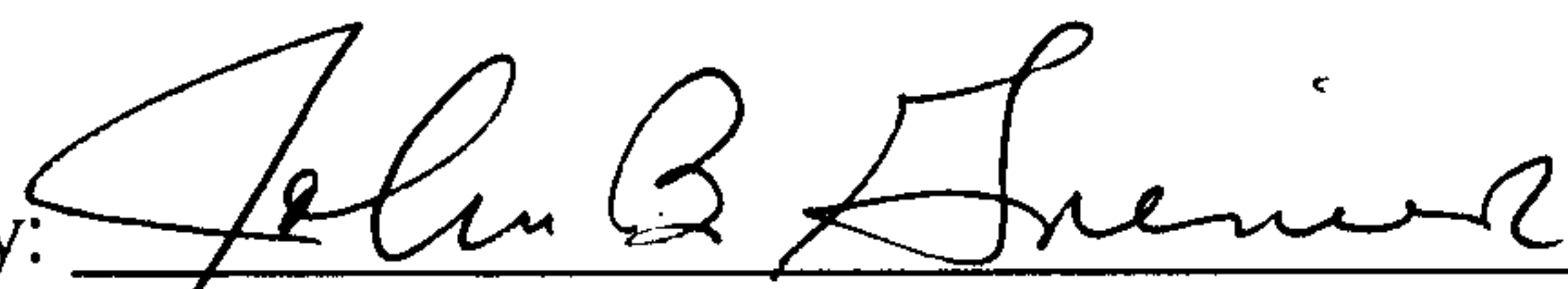
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this Instrument to be executed and delivered as of the Effective Date.

GRANTOR:

**THE ESTATE OF JOHN E. GRENIER,
DECEASED, Probate Case No. 198595**

By: 
Name: Stella K. Grenier
Its: Personal Representative

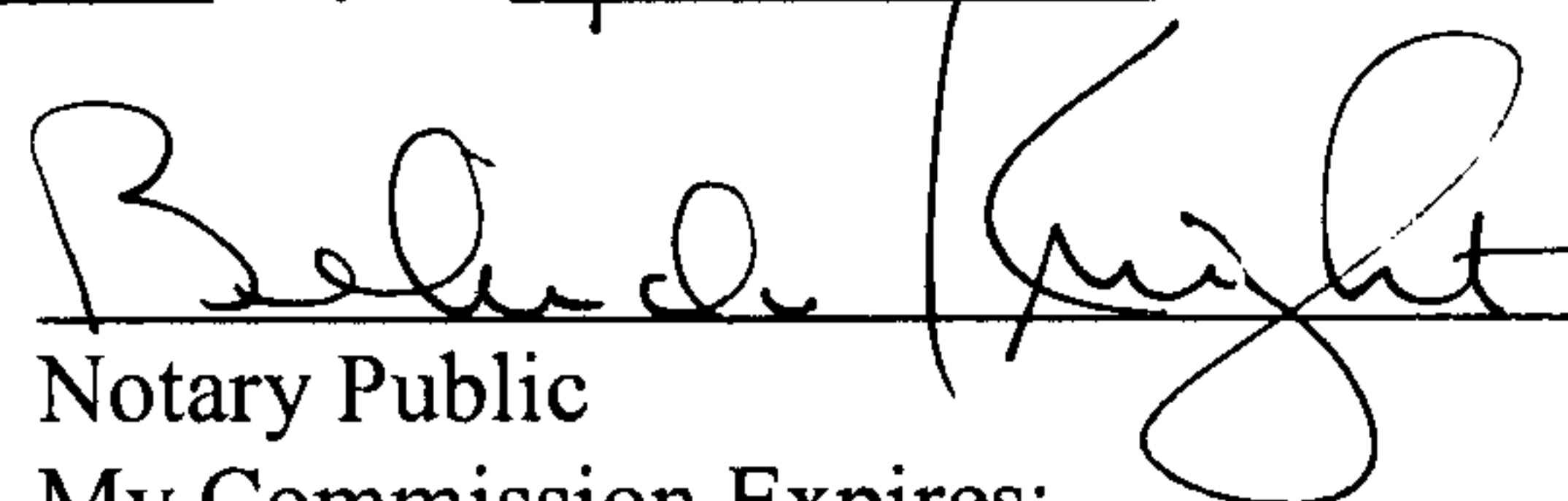
By: 
Name: John Beaulieu Grenier
Its: Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stella K. Grenier, whose name as personal representative of The Estate of John E. Grenier, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, she in her capacity as such personal representative and with full authority, executed the same voluntarily for and on behalf of said Estate, as of the date shown above.

Given under my hand and official seal this 7th day of April, 2009.



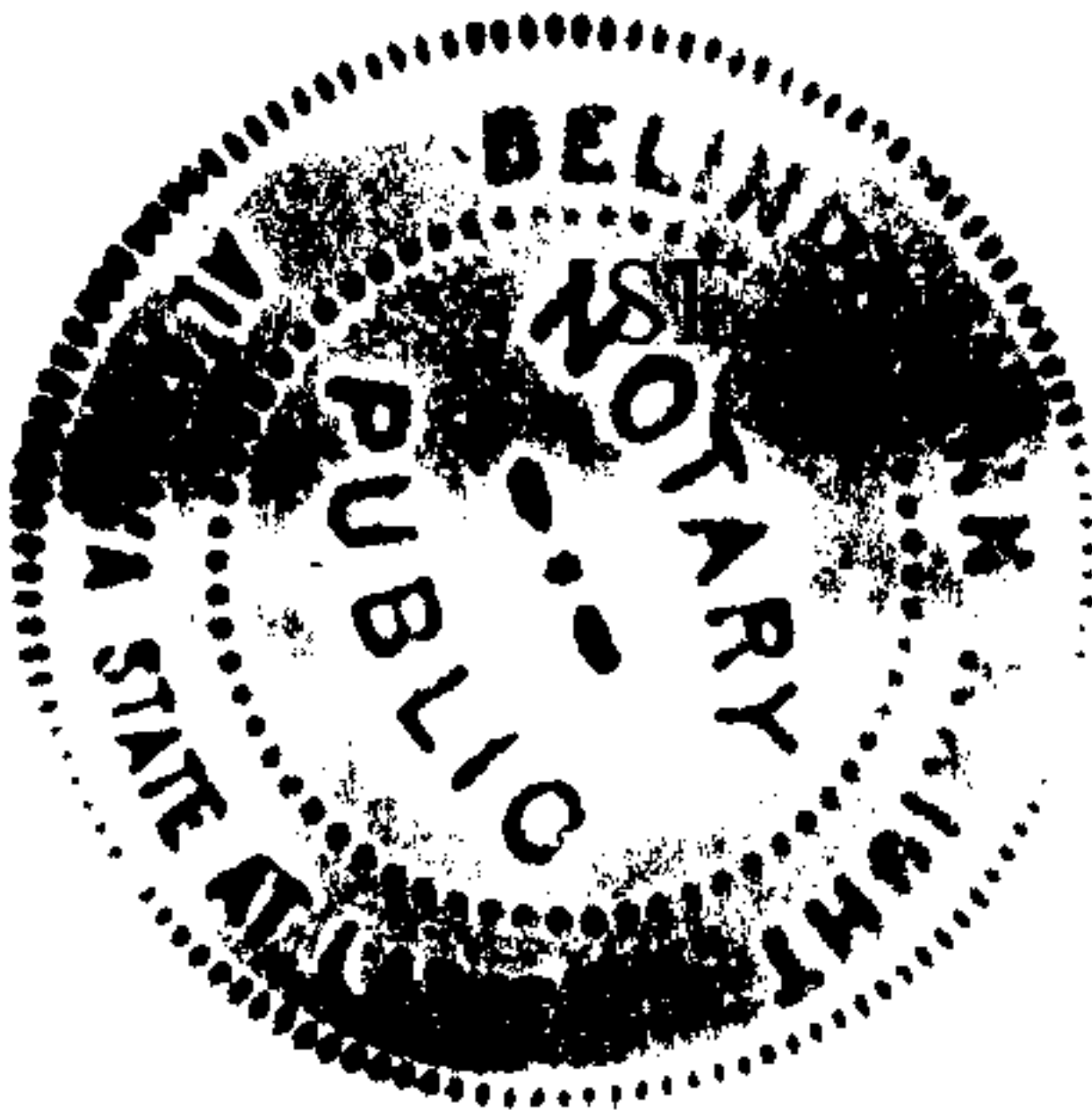

Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 28, 2009
HONORED BY NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Beaulieu Grenier, whose name as personal representative of The Estate of John E. Grenier, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he in his capacity as such personal representative and with full authority, executed the same voluntarily for and on behalf of said Estate, as of the date shown above.

Given under my hand and official seal this 7th day of April, 2009.



Belinda Knight
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 28, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared by:

William R. Sylvester, Esq.
Walston, Wells & Birchall, LLP
1819 5th Avenue North
Suite 1100
Birmingham, Alabama 35203
(205) 244-5214

Exhibit A

1. Taxes and assessments for the year 2009 and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Misc. Volume 19, Page 861; Misc. Volume 23, Page 567 and Misc. Volume 23, Page 564, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Right of Way to Southern Bell Telephone and Telegraph Company, as recorded in Misc. Volume 306, Page 242 and Misc. Volume 356, Page 420, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 21, Page 855; Misc. Volume 26, Page 746; Misc. Volume 26, Page 848; Real 62, Page 610; Real 106, Page 516 and Real 130, Page 588, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Misc. Volume 308, Page 651; Misc. Volume 318, Page 588 and Real 133, Page 599, in the Probate Office of Shelby County, Alabama.
6. Amended and Restated Protective Covenants recorded in Real 370, Page 938, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2002-6356 and Instrument 2002-6363, in the Probate Office of Shelby County, Alabama.
8. Agreement as recorded in Real 106, Page 516, in the Probate Office of Shelby County, Alabama.
9. Restrictions appearing of record in Real 298, Page 889; Real 298, Page 918 and Real 38, Page 537, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.