

This instrument was prepared by:

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420 North 20th Street, Suite 3400
Birmingham, AL 35203

Send Tax Notice to:

Fowl Play Holdings, LLC
P.O. Box 381208
Birmingham, Alabama 35238

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Five Hundred Ninety-Five Thousand and No/100 Dollars (\$595,000.00) to the undersigned grantor, **CALERA COMMONS, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **FOWL PLAY HOLDINGS, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, and more particularly described as follows:

Lot 2-A, according to a Resurvey of Lot 2 and Lot 6 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, recorded in Map Book 41, Page 57 in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all the rights, tenements, hereditaments, improvements, easements and appurtenances thereto belonging or in anywise appertaining.

The Property is conveyed subject to those matters which are set forth on Exhibit A and made a part hereof (the "Permitted Encumbrances").

One hundred percent (100%) of the consideration was paid from a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

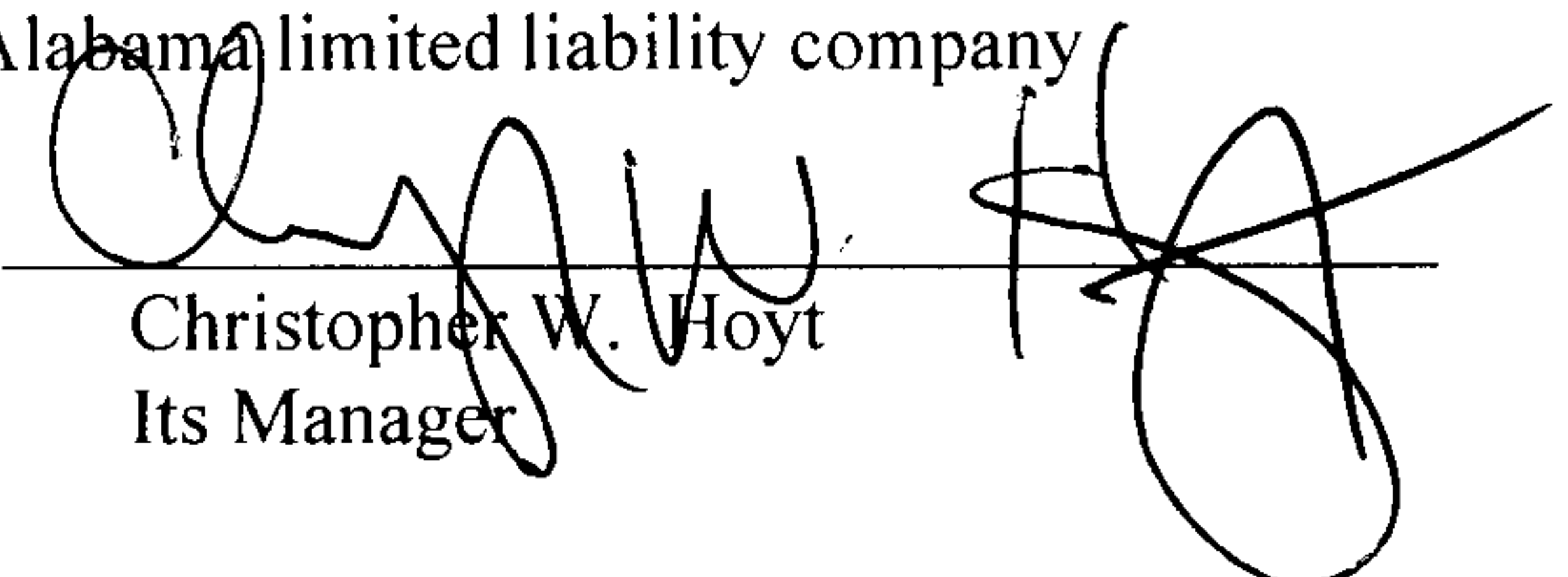
AND THE GRANTOR does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple (subject only to the Permitted Encumbrances); that the Grantor has good right and lawful authority to sell and convey the Property and will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor, but not otherwise.

{SIGNATURE ON FOLLOWING PAGE}

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 3rd day of September, 2009.

GRANTOR:

CALERA COMMONS, LLC,
an Alabama limited liability company

By: 
Christopher W. Hoyt
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, as Manager of Calera Commons LLC, an Alabama limited liability company, whose name 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 the conveyance, and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 3 day of September, 2009.


NOTARY PUBLIC

My Commission expires: 12/14/2012

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2009 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded as Instrument No. 1997-2629; Instrument No. 1998-17745; Deed Book 188, Page 66; and Instrument No. 2009021200048780 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right-of-way granted to the State of Alabama recorded in Deed Book 198, Page 63 and Deed Book 198, Page 309 in said Probate Office.
5. Mining and mineral rights not owned by Grantor.
6. Covenants, restrictions, easements, reservations, Brownsfield Covenants and architectural guidelines contained in Limestone Marketplace Declaration of Protective Covenants recorded as Instrument No. 20080115000020240 in said Probate Office.
7. Right-of-way granted to BellSouth Telecommunications DBA AT&T recorded in Instrument No. 20071218000568240 and Instrument No. 20071024000491960 in said Probate Office.
8. Right-of-way granted to American Telephone and Telegraph Company recorded in Deed Book 198, Page 333 in said Probate Office.
9. Right-of-way granted to Southern Bell Telephone and Telegraph Company recorded in Deed Book 234, Page 844 in said Probate Office.