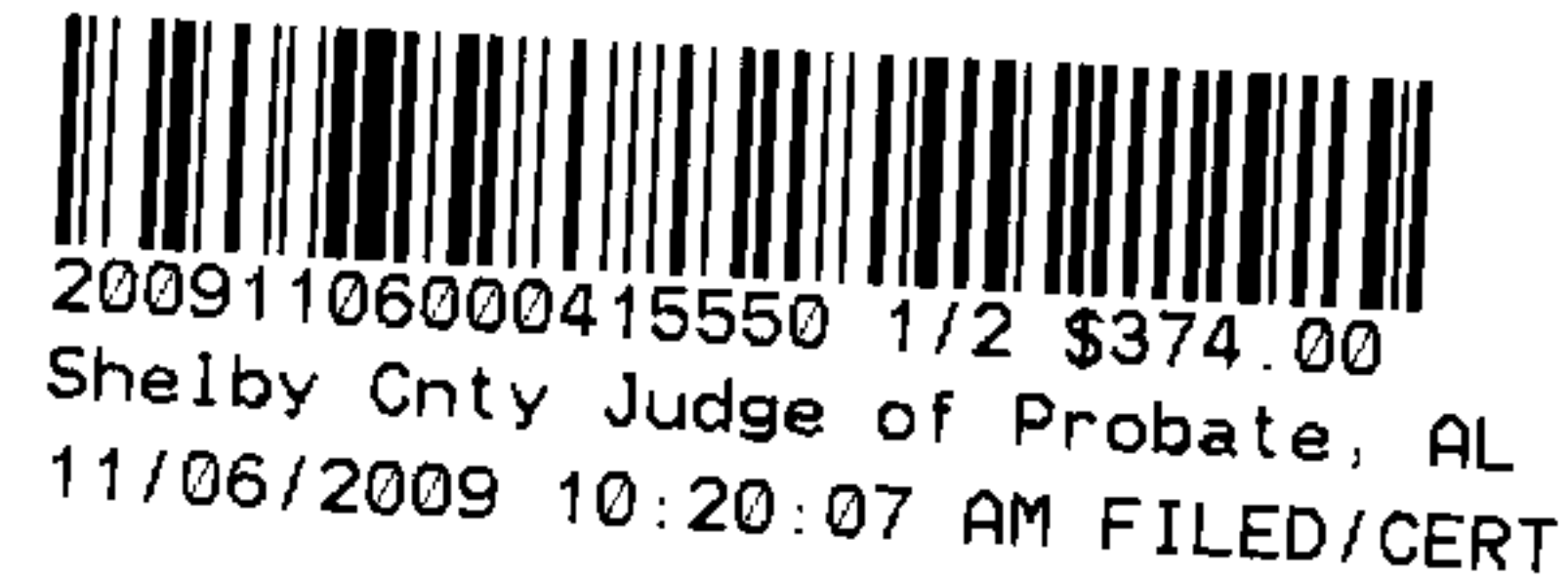


THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

SEND TAX NOTICE To:
1195 Greystone Crest
Hoover, AL 35242



STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$360,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned FIRST UNITED SECURITY BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto EB INVESTMENTS, LLC (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 8-A, according to the SouthPark ReSurvey of Lot 8A as recorded in Map Book 35, Page 50 in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located and also subject to the statutory right of redemption. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto EB INVESTMENTS, LLC, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee.

This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, FIRST UNITED SECURITY BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 3rd day of November, 2009.

FIRST UNITED SECURITY BANK

By: Jerry Robinson
JERRY ROBINSON

Its: Vice-President and Special Assets Manager

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jerry Robinson Vice-President and Special Assets Mgr. of First United Security Bank whose name is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 7, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: _____