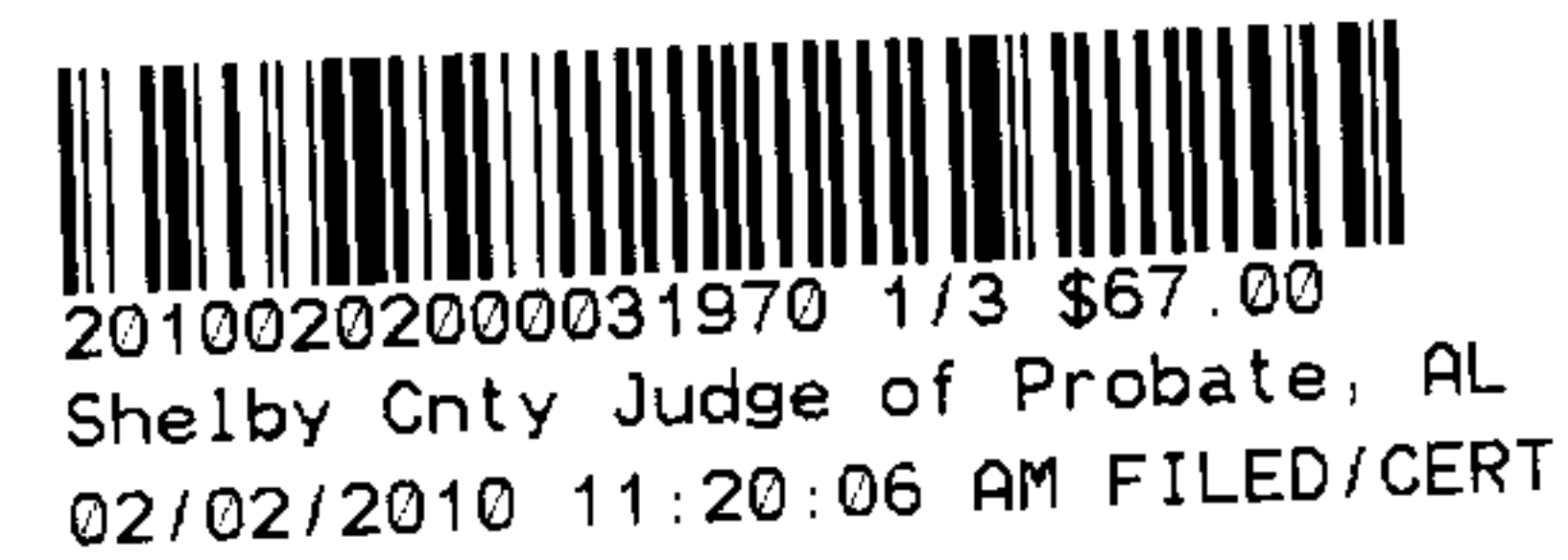


THIS INSTRUMENT WAS PREPARED BY:

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



STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) to the undersigned paid by Grantees 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 CHET ACKER, ROY ACKER, JACK WHITE AND ALYCIA WHITE (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Shelby County, AL 02/02/2010
State of Alabama
Deed Tax : \$50.00

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. 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 CHET ACKER, ROY ACKER, JACK WHITE AND ALYCIA WHITE, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall past to the successors, heirs and assigns of the Grantees. This conveyance is made under the express

authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

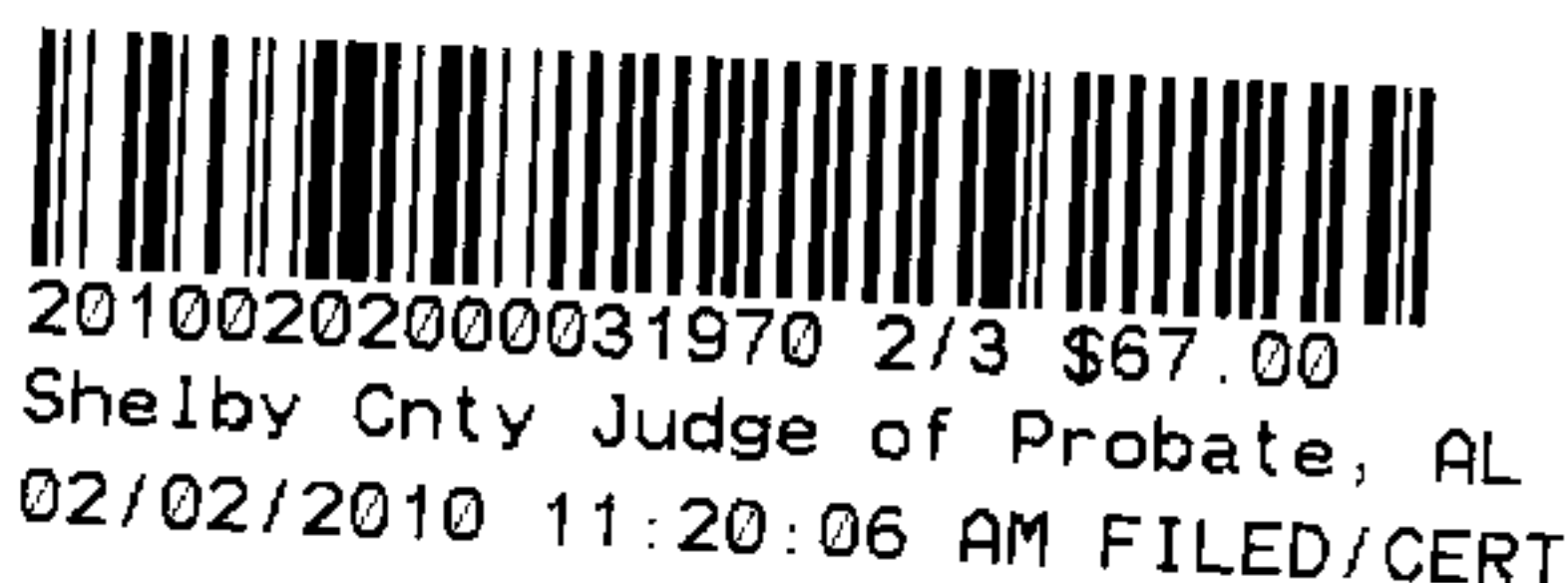
IN WITNESS WHEREOF, FIRST UNITED SECURITY BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 15th day of January, 2010.

FIRST UNITED SECURITY BANK

By: Jerry Robinson, Jr.

Its: VP / 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 as Vice President of Special Assets 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 15th day of January, 2010.

[Signature]
Notary Public

My commission expires: _____

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011

EXHIBIT A


20100202000031970 3/3 \$67.00
Shelby Cnty Judge of Probate, AL
02/02/2010 11:20:06 AM FILED/CERT

Parcel I:

A parcel of land in the Southeast of the Southwest of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 1,015.9 feet to the point of beginning of herein described lot, thence turn 76 degrees, 44 minutes, 07 seconds right and turn 230.87 feet to a point on the Northerly boundary of U.S. Highway No. 280 (300 foot right of way); thence turn 132 degrees, 08 minutes left and run 273 feet to the Southeast corner of the Southeast quarter of Southwest quarter of said Section 1, thence turn 124 degrees, 36 minutes, 6 seconds left and run 208.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land in the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 390.51 feet to the point of beginning of herein described lot, thence continue along said course a distance of 625.39 feet, thence turn 76 degrees, 44 minutes, 07 seconds right and run 230.87 feet to a point on the Northerly boundary of U.S. Highway No. 280 (300 feet right of way), thence turn 47 degrees, 52 minutes right and run 214.18 feet along said highway boundary to a concrete monument Highway Station 1301+50, thence turn 50 degrees, 54 minutes, 18 seconds right and run 112.87 feet along a flair back to a concrete monument on the Easterly boundary of County Highway No. 475, thence turn 47 degrees, 11 minutes, 20 seconds right and run 604.40 feet along said County Highway boundary to the point of beginning of herein described lot, being situated in Shelby County, Alabama.