

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

R. Stephen Griffis
R. Stephen Griffis, P.C.
2100 Riverhaven Drive
Suite 1
Hoover, AL 35244-2532

Express Real Estate, LLC
1880 South Park Dr
Hoover, AL 35244

\$1,875.00

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of \$10.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, herein, the receipt whereof is acknowledged:

GDG Investments, LLC.

(herein referred to as Grantors), do grant, bargain, sell and convey unto

Express Real Estate, LLC,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5A, according to a Resurvey of Lots 5, 6, 7 and 8 of Southpark, as recorded in Map Book 23, page 119, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2010, and subsequent years, which are not yet due and payable.
2. Easements, right of way, restrictions, conditions and covenants of record.
3. Mineral and mining rights and rights incident thereto and release of damages recorded in Deed Book 127, page 140, in the Probate Office of Shelby County, Alabama.
4. Easement and right of way to Jefferson County, recorded in Deed Book 153, page 212, Deed Book 177, page 25 and Deed Book 177, page 46, in the Probate office of Shelby County, Alabama.

5. Agreement between The Harbert Equitable Joint Venture and Sunlink Corporation, recorded in Instrument 1996-0745, in the Probate Office of Shelby County, Alabama.
6. 20' Easement, 25' building line on north and 30' building line on northeast as shown by map recorded in Map Book 23, page 119, in the Probate Office of Shelby County, Alabama.
7. Restrictions recorded in Instrument 1997-22108, in the Probate Office of Shelby County, Alabama.
8. Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 523; Deed Book 139, page 157; Deed Book 219, page 506; Deed Book 251, page 886; Deed Book 292, page 356 and Deed Book 319, page 40, in the Probate Office of Shelby County, Alabama.
9. Easement and right of way to Shelby County recorded in Real 285, page 207; Deed Book 153, page 212; Deed Book 177, page 25 and Deed Book 177, page 46, in the Probate Office of Shelby County, Alabama.
10. Right of way granted to Alabama Power Company by instrument recorded in Instrument 1998-34350 and Instrument 1999-22205, in the Probate Office of Shelby County, Alabama.
11. Mortgage, Security Agreement and Assignment of Rents and Leases dated May 31, 2007, by GDG Investments, LLC, as Mortgagor, and Regions Bank, as Mortgagee, filed in the Office of the Judge of Probate Shelby County, Alabama, on June 1, 2007, Instrument number 20070601000256570.
12. First Mortgage Modification Agreement dated March 6, 2009, by GDG Investments, LLC, as Mortgagor, and Regions Bank, as Mortgagee, filed in the Office of the Judge of Probate Shelby County, Alabama, Instrument number 20090306000083150, on March 6, 2009.
13. Cross-Collateralization, Cross-Default and Mortgage Modification Agreement filed in connection therewith, dated April 10, 2009, filed for record on April 30, 2009 in Instrument 20090430000159710. First Amendment to Cross-Collateralization, Cross-Default and Mortgage Modification Agreement, dated July 2, 2009, filed for record on July 10, 2009 in Instrument 20090710000265950.
14. Lease and Memorandum of Lease dated January 1, 2009, executed by and between GDG Investments, LLC, as Landlord, and Express Oil Change, LLC, as Tenant, filed for record on December 4, 2009 in Instrument 20091204000447870, in the Probate Office of Shelby County, Alabama and corrected by Corrective Memorandum of Lease being filed simultaneously herewith.

15. Mortgage Assumption Agreement filed in connection therewith, executed by and between Express Real Estate, LLC and Regions Bank filed simultaneously herewith.

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor who is duly authorized to execute this conveyance, hereto sets its signature and seal on this the 22 day of March, 2010.

GDG Investments LLC, A Delaware limited liability Company

By:

Richard A. Brooks

Its: Managing Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Brooks as Managing Member of GDG Investments, LLC, whose name is signed to the foregoing conveyance as Grantor, 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 executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 22 day of March, 2010.

(Seal)

Kimberly J. Dyer
Notary Public
My Commission Expires: 4/22/10