

THIS INSTRUMENT WAS PREPARED BY:

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

**“\$213,300.00 of the  
purchase price paid by a  
Mortgage loan closed  
simultaneously herewith.”**

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**SPECIAL WARRANTY DEED**

That in consideration of TWO HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$237,000.00) 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 JMR PROPERTIES LLC (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map of Strickland Subdivision, as recorded in Map Book 15, Page 83, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2-B, according to the Map of Strickland Subdivision, a Re-Subdivision of Lot 2, as recorded in Map Book 26, Page 36, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2-A1, according to a Re-Subdivision of Strickland Subdivision, as recorded in Map Book 36, Page 130, in the Probate Office 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.

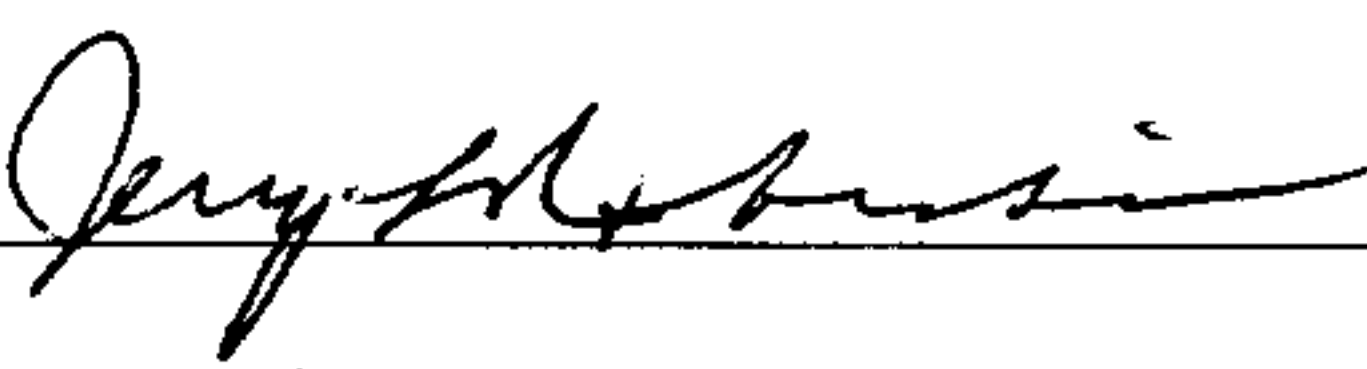
This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property 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 JMR PROPERTIES 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 past 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 20 day of April, 2010.

FIRST UNITED SECURITY BANK

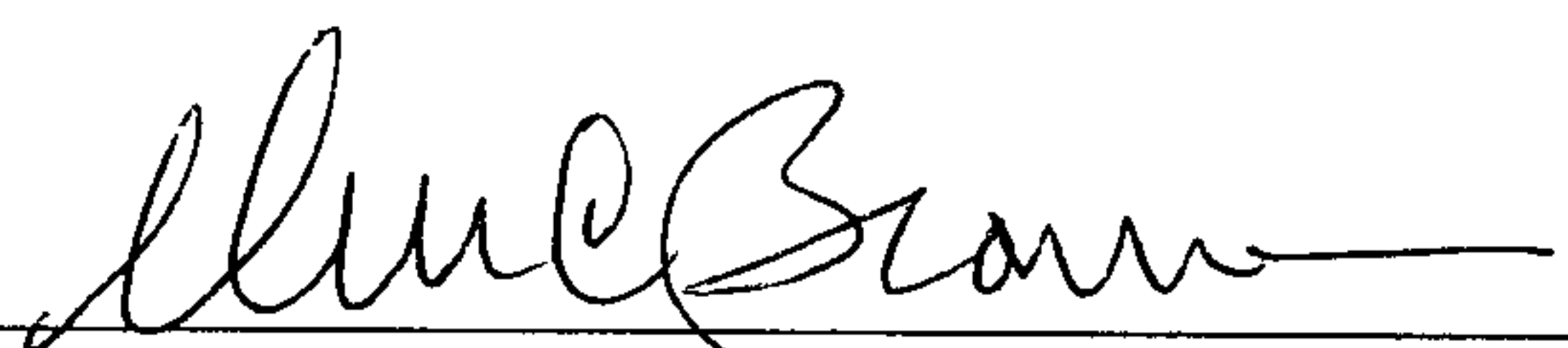
By:   
Its: VP

STATE OF ALABAMA )  
Jefferson COUNTY )

Deed Tax : \$24.00

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jerry L. Robinson, Sr. as Vice President 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 20<sup>th</sup> day of April, 2010.

  
Notary Public

My commission expires: 12/14/2010