

THE SOLE CONSIDERATION PAID IN CONNECTION WITH THIS DEED IS GRANTEE'S ASSUMPTION OF GRANTOR'S MORTGAGE TO REGIONS BANK, WHICH CURRENTLY HAS A BALANCE OF \$1,911,106.99 AND GRANTOR'S MORTGAGE TO BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY WHICH CURRENTLY HAS A BALANCE OF \$ 852,080.75.

SEND TAX NOTICES TO:
WOLVERINE CAPITAL, LLC
300 Bowling Lane
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, and the assumption by Grantee of Grantor's obligations under the terms of that certain Mortgage, Assignment of Rents and Leases and Security Agreement given by Grantor to AMSOUTH BANK (now REGIONS BANK) which is recorded in Instrument No. 20031027000713740 in the Office of the Judge of Probate of Shelby County, Alabama, and also that certain Mortgage given by Grantor to BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY and recorded in Instrument No. 20040709000379170 along with that certain Assignment of Leases and Rents recorded as Instrument No. 20040709000379180 in the Office of the Judge of Probate of Shelby County, Alabama, **Thomas Robert Barberini** (also known as Thomas R. Barberini) and spouse **Cindy Ann Barberini** (also known as Cindy A. Barberini) (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **WOLVERINE CAPITAL, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR 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.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 11th day of March, 2009.

Deed Tax : \$2488.50

Thomas R. Barberini L.S.
Thomas Robert Barberini (also known as Thomas R. Barberini)

Cindy Ann Barberini L.S.
Cindy Ann Barberini (also known as Cindy A. Barberini)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Robert Barberini (also known as Thomas R. Barberini) and Cindy Ann Barberini (also known as Cindy A. Barberini), whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of March, 2009.


NOTARY PUBLIC

My Commission Expires: 2/18/2013

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Haley D. Bozeman
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

PARCEL I:

Lot 3, according to the Map and Survey of Oak Mountain Centre, as recorded in Map Book 32, page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

A one-third (1/3) undivided interest in part of Lot 4, according to the Map and Survey of Oak Mountain Centre, as recorded in Map Book 32, page 38, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

A part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Begin at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 31, Township 19 South, Range 2 West, Shelby County, Alabama: thence South 87 degrees 55 minutes 46 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 1228.07 feet to a point on the right-of-way for Highway 31; thence North 08 degrees 00 minutes 36 seconds East along said right-of-way for a distance of 59.09 feet to the point of beginning; thence North 08 degrees 00 minutes 36 seconds East along said right of way for a distance of 20.00 feet to a point on a curve to the left with radius of 210.00 feet, a delta angle of 5 degrees 28 minutes 13 seconds, chord bearing North 85 degrees 41 minutes 44 seconds West, a chord length of 20.04 feet; thence along said arc 20.05 feet; thence South 08 degrees 00 minutes 36 seconds West for a distance of 18.70 feet; thence South 81 degrees 59 minutes 24 seconds East for a distance of 20.00 feet, which is the point of beginning.

SUBJECT TO: i) taxes and assessments for the year 2009, a lien but not yet payable; ii) right of way in favor of Alabama Power Company recorded in Volume 229, page 330; iii) easement for telephone lines recorded in Deed Book 56, page 296; iv) mineral and mining rights in deed Book 61, page 9, and Deed Book 80, page 325; v) a 20 foot buffer over the west side and a 20 foot easement for utilities over the north side as shown by record plat (lot 3); vi) sign easement and restrictions as shown on record plat (Lot 4); and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.