

**SEND TAX NOTICES TO:**

LAGNIAPPE, LLC  
Attn: Daniel Callegan  
5052 Aberdeen Way  
Hoover, Alabama 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Four Hundred Eighteen Thousand and 00/100 Dollars (\$418,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, BEAUMONT VILLAGE, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto LAGNIAPPE, 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.

[\$366,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**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 2nd day of September, 2010.

State of Alabama  
Deed Tax : \$52.00

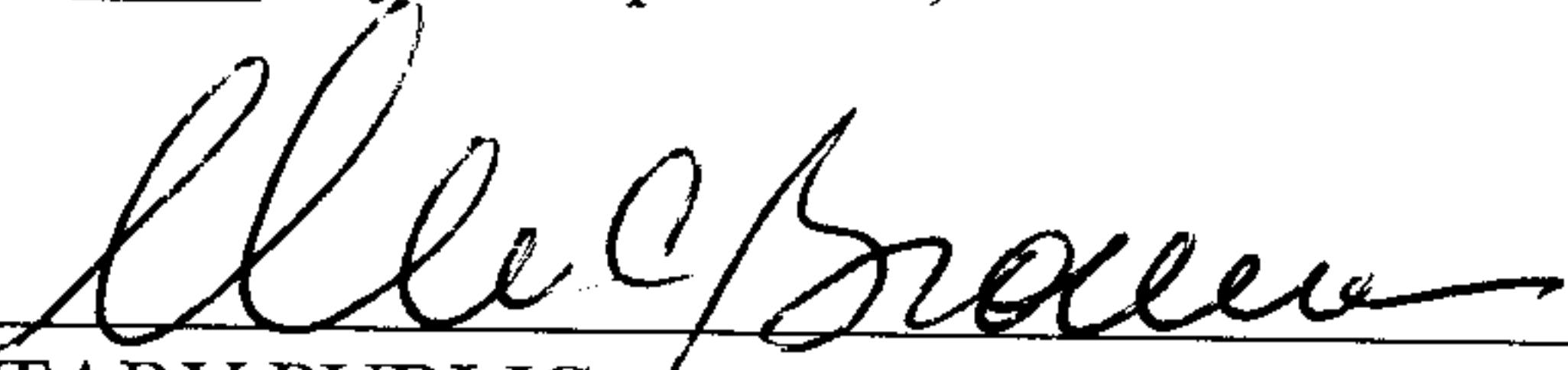
**BEAUMONT VILLAGE, LLC**

By:   
Print Name: Michael S. Whitcomb  
Title: Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael S. Whitcomb, whose name as Managing Member of BEAUMONT VILLAGE, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 2<sup>nd</sup> day of September, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/14/2012

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

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



## EXHIBIT "A"

Unit E, in Beaumont Village Land Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20071126000537510, First Amendment to the Declaration of Condominium as recorded in Instrument 20080328000126140, and Second Amendment to Declaration of Condominium as recorded in Instrument 20090612000225330, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in The Condominium Plat of Beaumont Village Land Condominium, in Map Book 39, page 65, and in the First Amended Condominium Plat of Beaumont Village Land Condominium as recorded in Map Book 39, Page 128, Second Amended Condominium Plat of Beaumont Village Land Condominium as recorded in Map Book 41, Page 32, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Land Lofts Association, Inc., are attached as Exhibit "B" thereto, and the Articles of Incorporation of Beaumont Village Land Lofts Association Inc. as recorded in Instrument 20071126000537520, together with an undivided interest in the Common Elements assigned to said Unit, by said Second Amendment to Declaration of Condominium set out in Exhibit "B".

### SUBJECT TO:

- i) taxes and assessments for the year 2010, a lien but not yet payable;
- ii) Restrictions appearing of record in Instrument 20060411000166620, in Probate Office of Shelby County, Alabama;
- iii) Easement to BellSouth Telecommunications Inc. d/b/a AT&T Alabama, recorded in Instrument 20080207000051700, in Probate Office of Shelby County, Alabama;
- iv) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442; and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama;
- v) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property;
- vi) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama;
- vii) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Alabama Condominium Ownership Act, Chapter 8, Section 35-8-1 et seq., Code of Alabama, 1975, or as set forth in the Declaration of Condominium of Beaumont Village Land Condominium, a condominium, dated November 26, 2007, and recorded in Instrument 20071126000537510, and the First Amendment to the Declaration of Condominium as recorded in Instrument 20080328000126140, Second Amendment to the Declaration of Condominium as recorded in Instrument 20090612000225330, in the Probate Office of Shelby County, Alabama; in the By-Laws of Beaumont Village Land Lofts Association, Inc. recorded as Exhibit B to the Declaration of Condominium of Beaumont Village Land Condominium; and in the Articles of Incorporation of Beaumont Village Land Lofts Association, Inc., as recorded in Instrument 20071126000537520 in said Probate Office; and
- viii) Any coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.