

THIS INSTRUMENT PREPARED BY:
Courtney H. Mason, Jr., Attorney-at-law
P. O. Box 381208
Birmingham, Alabama 35238

GRANTEE'S ADDRESS:
P. O. Box 381208
Birmingham, AL 35238

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED

VALUE \$50,000

mtg note

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten (10) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Carter Mason Investments, L.L.C., a **Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Fowl Play Holdings, L.L.C., (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Legal description Attached hereto as Exhibit "A" and incorporated herein by reference.

100% of the consideration for this conveyance was provided by a mortgage recorded simultaneously herewith.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Members Courtney H. Mason, Jr. And Russell Pate, who are authorized to execute this conveyance, hereto set their signatures and seals this the 12th day of August, 2010.

Carter Mason Investments, L.L.C.

BY: Courtney H. Mason, Jr., Member

STATE OF ALABAMA)

BY: Russell Pate, Member

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr and Russell Pate, as Members, whose names as Members of Carter Mason Investments, L.L.C., a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 6-5-2011

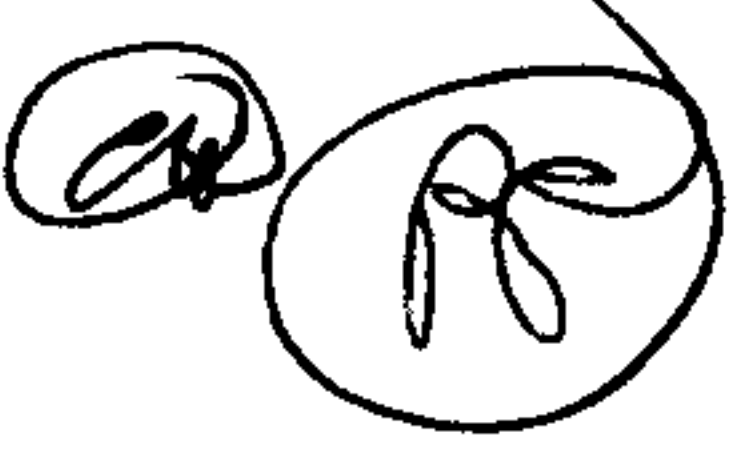
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Shelby Cnty Judge of Probate, AL
08/18/2010 12:15:35 PM FILED/CERT



20101110000378080 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
11/10/2010 02:07:20 PM FILED/CERT

Exhibit "A"

Parcel B, Lot 1, according to the Survey of Zaxby's, as recorded in Map Book 39 page 143, in the Probate Office of Shelby County, Alabama.

A handwritten signature, possibly "R", enclosed in a circle.



20101110000378080 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
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20100818000264170 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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