

THIS INSTRUMENT WAS PREPARED BY:

Thomas C. Clark, III
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2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618

SEND TAX NOTICE TO:

George W. Barber, Jr.
27 Inverness Center Parkway
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Eight Hundred Twenty-Four Thousand Five Hundred and No/100 Dollars (\$824,500.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **INVERNESS CENTER EXCHANGE INTERMEDIARY, LLC**, an Alabama limited liability company (as to an undivided 39% interest) (the "Grantor"), does hereby grant, bargain, sell and convey unto **GEORGE W. BARBER, JR.**, an individual (the "Grantee"), and his heirs and assigns, all of its right, title and interest in and to that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this General Warranty Deed is made subject to those matters more particularly described on Exhibit B attached hereto (the "Exceptions").

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise.

The Grantor, for the Grantor, and its successors and assigns, hereby covenants and agrees with the Grantee, and his heirs and assigns, that the Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except for the Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor, and its successors and assigns, shall warrant and defend the same to the Grantee, and his heirs and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

[Signature(s) on the following page(s)]



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 Shelby Cnty Judge of Probate, AL
 12/30/2010 10:53:36 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of December 29, 2010.

GRANTOR:

**INVERNESS CENTER EXCHANGE
 INTERMEDIARY, LLC**, an Alabama limited liability company

By: TITLE EXCHANGE SERVICES, LLC, an Alabama limited liability company
 Its: Sole Member

By: BtV
 Print Name: Bart Crawford
 Its: member

STATE OF Alabama)
 COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bart Crawford, whose name as Member of Title Exchange Services, LLC, an Alabama limited liability company, in its capacity as sole member of Inverness Center Exchange Intermediary, LLC, an Alabama 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 29th day of December, 2010.

[Signature]
 Notary Public

AFFIX SEAL

My commission expires: MY COMMISSION EXPIRES 9/25/13

EXHIBIT A

(Description of Property)

Commencing at a point on the face of the Western curb of Access Road "B" and the Southwestern margin of U.S. Highway 280, being the Northeastern corner of Site 24D of Inverness Center and crossing Access Road "B" S 54° 10' 42" E for a distance of 38.50 feet to an iron pin which is the point of beginning; thence with the Southwestern margin of U.S. Highway 280 a curve to the left with a chord bearing of S 57° 00' 52" E for 249.85 feet (R=2915.42'; A=249.92') to an iron pin found; thence with Inverness Center Drive for two (2) courses to wit: S 31° 49' 16" W for a distance of 203.20 feet to an iron pin; thence a curve to the right with a chord bearing of S 37° 57' 31" W for 78.87 feet (R=397.02', A=79.00') to an iron pin; thence with Access Road "B" North 45° 20' 26" W for a distance of 260.98 feet to an iron pin; thence with Access Road "B" N 35° 26' 30" E for a distance of 229.01 feet to the point and place of beginning.

Access Road "B"

Commencing at an iron pin with cap (Paragon) on the Southwestern right of way of U.S. Highway 280, as shown on plat of SITE 24D, and running with U.S. Hwy 280 with a curve to the left with a chord bearing of S 51° 35' 06" E for 225.37 feet to a point on face of curb which is the point of beginning; thence from point of beginning running a curve to the left with a chord bearing of S 54° 10' 42" E for 38.50 feet to an iron pin on the Bank portion (R=2915.42 feet; L=38.50 feet); thence running with the bank portion for two (2) courses to wit: S 35° 26' 30" W for 229.01 feet to an iron pin; thence S 45° 20' 26" E for 260.98 feet to an iron pin on the Western right of way of Inverness Center Drive; thence with Inverness Center Drive for two (2) course, to-wit: a non-radial curve to the left with a chord bearing of S 49° 29' 14" W for 66.83 feet (R=397.02 feet; L=66.91 feet) to a point; thence S 54° 20' 38" W for 72.65 feet to an iron pin; thence leaving Inverness Center Drive and running with Site 24A (MB 15-31) for five (5) courses to-wit: a non-radial curve to the left with a chord bearing of N 04° 28' 08" E for 76.43 feet (R=50; L=86.99 feet) to an iron pin; thence N 45° 18' 38" W for 128.27 feet to an iron pin; thence a non-radial curve to the left with a chord bearing of N 68° 17' 09" W for 18.70 feet (R=25 feet; L=19.17 feet) to a point; thence N 02° 09' 02" W for 21.05 feet to an iron pin; thence N 33° 30' 06" W for 63.67 feet to a point; thence with Site 24D and more or less with existing curb N 35° 26' 30" E for 283.37 feet to the point of beginning.

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EXHIBIT B

(Exceptions)

1. Taxes for the year 2011 and subsequent years, which are a lien but not yet due and payable.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights privileges and immunities relating thereto, to the extent that such rights were previously conveyed by the Grantor or its predecessors-in-interest pursuant to that certain instrument recorded in Deed Book 5, Page 355; Volume 48, Page 427; volume 65, page 96; and Volume 64 Page 267 in the Probate Office of Shelby County, Alabama.
3. Easement(s) and right(s) of way from 2154 Trading Corp. to Alabama Power Company as recorded in the Shelby County Probate Office in Deed Book 337, Page 287 and Deed Book 327, Page 881.
4. Agreement to the City of Hoover for sanitary sewers and easements as recorded in the Shelby County Probate Office in Real Volume 365, Page 876.
5. Easement to Alabama Power Company as recorded in Real Volume 365, Page 837; under Instrument No. 1993-28296 and Real Volume 333, Page 168, in the Probate office of Shelby County, Alabama.