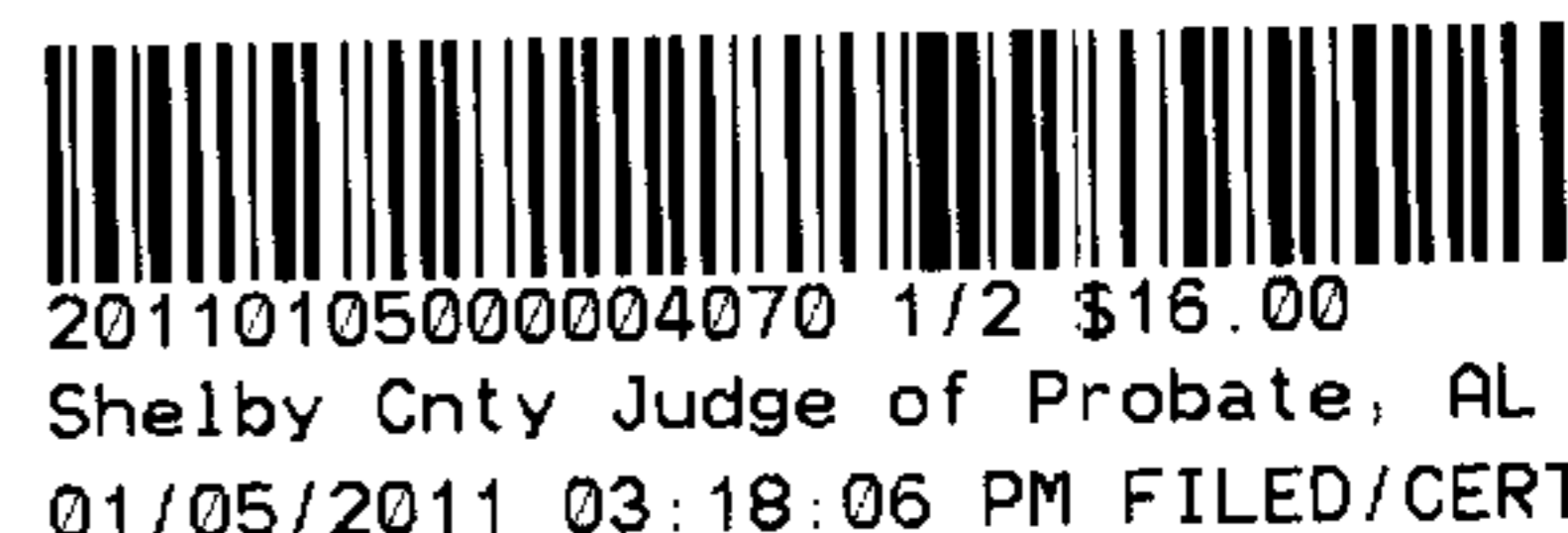


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Event Operations Group, Inc.

510 Bearden Road
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Forty-Five Thousand and No/100 (\$345,000.00) Dollars to the undersigned grantor, Roy Martin Construction, LLC, an Alabama limited liability company ("Grantor"), in hand paid by Event Operations Group, Inc. ("Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Final Plat of Lot 16, Clayton's Addition to Oak Mountain Business Park, as recorded in Map Book 28, Page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for the current year; (2) Any disputes as to boundaries caused by a change in the location of any water body within or adjacent to the land; (3) Restrictions, limitations, conditions and other provisions as set out in Map Book 28, Page 63, in the Probate Office; (4) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 242, Page 911, and Deed 230, Page 117, in the Probate Office; (5) Easements to Bellsouth Telecommunications as shown by instrument recorded in Instrument No. 1998-26451 in the Probate Office; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed 33, Page 300, and Deed 244, Page 587, in the Probate Office; (7) Encroachments of concrete off of the land and onto the northeasterly and southeasterly sides as shown on the survey by William D. Callahan, dated 03-03-10; (8) Restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 1998-51856 and Inst. No. 2000-17408 in the Probate Office; (9) Any loss, liability, damage, claim, expense, cost, and attorney fee occasioned by the statutory right of redemption from the foreclosure on Keystone Building Co., Inc. by the foreclosure deed dated December 3, 2010 and recorded in Inst. No. 20101216000422590 in the Probate Office of Shelby County, Alabama, under state and federal law.

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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of December, 2010.

WITNESSES:

Ann Marshall

Roy Martin Construction, LLC

By:

Roy L. Martin
Roy L. Martin, as its Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 16th day of December, 2010.



Anne P. Marshall
Notary Public

My Commission Expires: 3/12/2011