

SEND TAX NOTICES TO:

Gbemi A. Oyekenu
SAGO HOSPITALITY, LLC
40 Valleydale Lane
Munford, Alabama 36268

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, S.N.O., INC., a corporation (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto SAGO HOSPITALITY, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[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 does for itself, and its successors and assigns, covenant with said Grantee, its heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1 day of March, 2011.

S.N.O., INC.


By: [Signature]
Print Name: Steve Issis
Title: President


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Issis, whose name as President of S.N.O., INC., a corporation, 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 officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 1 day of March, 2011.



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




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EXHIBIT "A"

Lot 2-C, and a portion of Lot 2-D, according to the Resurvey of Lot 2 of Alabama Telco Credit Union Addition to Chelsea, as recorded in Map Book 40, Page 49 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2011, a lien but not yet payable; ii) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 13, page 305; iii) Transmission Line Permits to Alabama Power Company as recorded in Deed Book 102, Page 171; Deed Book 111, Page 152; and Deed Book 138, Page 95; iv) restrictions, covenants and conditions as recorded in Instrument # 20070919000440290, as amended by Amendment of Declaration of Protective Covenants for Chelsea Promenade dated July 30, 2008, and being recorded in Instrument # 200808000320230, as amended by Amendment to Reciprocal Easement Agreement dated July 30, 2008, recorded as Instrument # 20080731000307820; v) rights of others in and to the easement to Shelby County, Alabama as recorded in Instrument # 20080710000278710; vi) easements and building lines as shown on recorded map; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.



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