

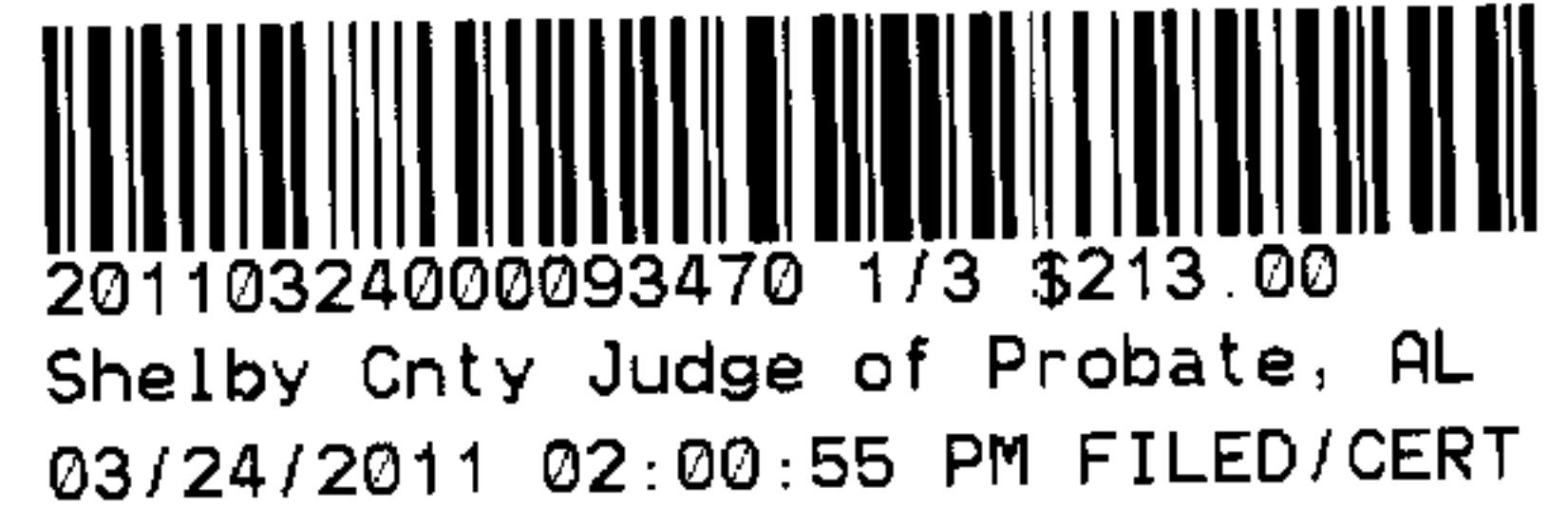
THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
H&S PROPERTY HOLDINGS, LLC

4972 Heather Pt  
Birmingham AL 35242

**WARRANTY DEED**

State Of Alabama  
SHELBY County



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) to the undersigned Grantors, WANDA C. HONEA, A MARRIED WOMAN, DEBRA C. BOWLING, A MARRIED WOMAN AND JOHN B. PENTON AND WIFE, CATHERINE J. PENTON, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto H&S PROPERTY HOLDINGS, LLC, (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

THIS IS NOT THE HOMESTEAD OF WANDA C. HONEA OR DEBRA C. BOWLING OR OR THEIR SPOUSES

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 4th day of March, 2011.

Wanda C. Honea  
WANDA C. HONEA  
John B. Penton  
JOHN B. PENTON

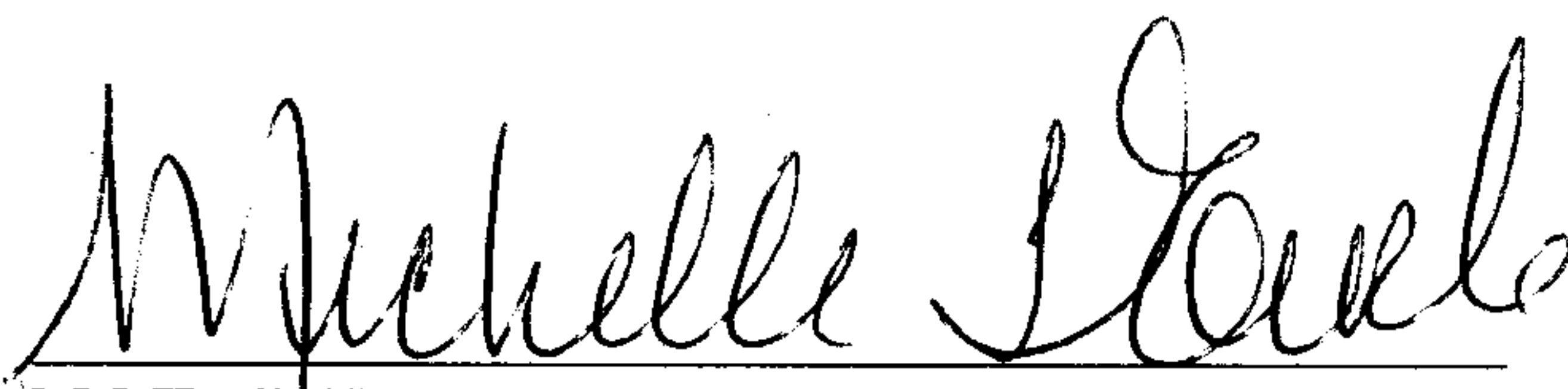
Debra C. Bowling  
DEBRA C. BOWLING  
Catherine J. Penton  
CATHERINE J. PENTON

Page 2 of Warranty Deed from WANDA C. HONEA and DEBRA C. BOWLING to H&S  
PROPERTY HOLDINGS, LLC

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WANDA C. HONEA, A MARRIED WOMAN, DEBRA C. BOWLING, A MARRIED WOMAN AND JOHN B. PENTON AND WIFE CATHERINE J. PENTON, whose names 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2011.

  
NOTARY PUBLIC

My Commission Expires: 11-8-14

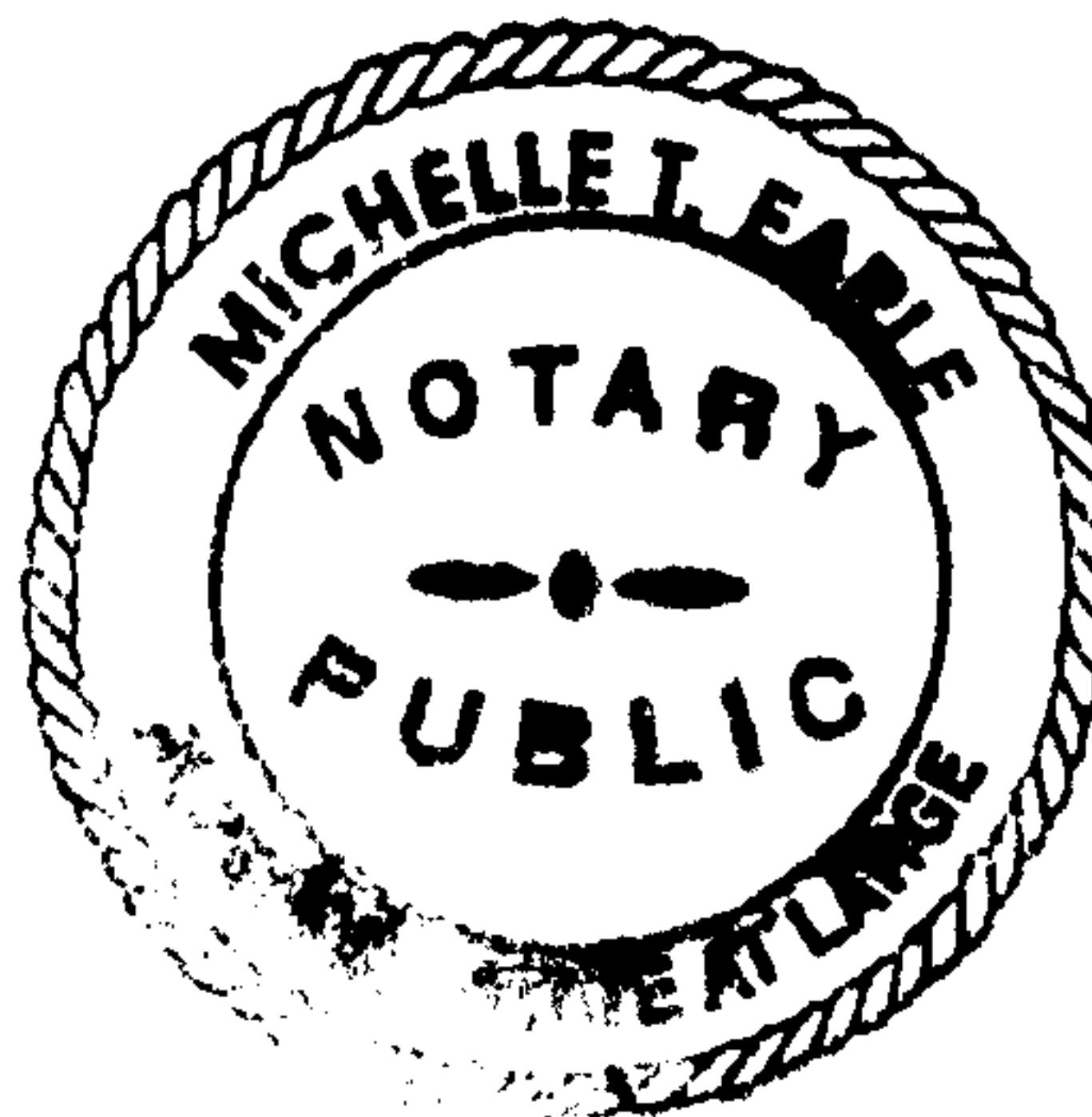




EXHIBIT "A"

All that certain property situated in the City of Birmingham, in the County of Shelby and State of Alabama and being describe in a Deed dated 4/7/1967 and recorded 7/10/1967 in Book 249, page 118 among the land records of the County and State set forth above and references follows: a part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 18 South, Range 1 West, more particularly describes as follows: Commence at the Southwest corner of Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$ , Section 31 Township 18 South, Range 1 West and run North along West boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 671.65 feet; thence turn an angle of 90 degrees 04 minutes to the right and run Easterly a distance of 184.21 feet to a point; thence turn an angle of 39 degrees 51 minutes right and run a distance of 188.8 feet to a point of beginning; thence turn 09 degrees 46 minutes to the left and run for a distance of 242.75 feet to a point; thence turn 50 degrees 55 minutes right and run for a distance of 189.54 feet to a point; thence turn 89 degrees 56 minutes right and run for a distance of 289.67 feet to a point; thence turn 101 degrees 05 minutes right and run for a distance of 374.8 feet to a point; thence turn 118 degrees 04 minutes right and run for a distance of 40 feet to the point of beginning.

AND ALSO:

A part of the Northwest  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31 Township 18 South, Range 1 West described as follows:

Begin at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, and run North along the West line of said Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  a distance of 671.65 feet to the Southwest corner of Northwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence 90 degrees 4 minutes to right in a Easterly direction along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 356.08 feet, said point being point of beginning; thence continuing in an Easterly direction along the last described course a distance of 231.25 feet, thence turning left 89 degrees 56 minutes and running in a Northerly direction 65.0 feet, thence turning left 89 degrees 56 minutes in a Westerly direction 189.54 feet; thence turning left 50 degrees 55 minutes and running in a Southwesterly direction 87.37 feet to point of beginning.