

STATE OF ALABAMA]
]
SHELBY COUNTY]

SPECIAL WARRANTY DEED

Value \$400,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned grantor, **LIB DEVELOPMENT, L.L.C.**, an Alabama limited liability company, whose address is P. O. Box 99, Griffin, Georgia 30224 (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **IMU IQU, LLC**, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), whose address is 10380 Highway 25, Calera, Alabama 35040, the following-described real estate, lying in the County of Shelby, State of Alabama, to-wit:

A parcel of real property located in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantee understands and acknowledges that Grantor is not the owner of the petroleum storage tanks, lines, underground piping and dispensing equipment (hereinafter "Equipment") at the property and that ownership of the Equipment is not being transferred by Grantor to Grantee. Grantee agrees Grantor is not responsible for the condition or performance of the Equipment, and Grantee releases and discharges Grantor from any claims or liabilities related thereto including, without limitation, any claims or liabilities concerning environmental pollution or contamination arising from or related to the past or future operation or condition of the Equipment.

SUBJECT TO THE FOLLOWING:

- (1) Ad valorem taxes which may be due now or subsequent hereto.
- (2) All applicable zoning and subdivision restrictions.
- (3) Easements, restrictions, reservations, rights of way, and set back lines of record.
- (4) Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD the aforegranted premises in fee simple to the said GRANTEE, its successors and assigns, in fee simple absolute forever.

AND GRANTOR does for itself, its successors, and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that Grantor will and its respective successors and assigns, will warrant and defend the right and title to the above-described

premises unto to the said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming, by, through or under the said Grantor.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his/her/its/their hands and seals this the ____ day of May, 2011.

GRANTOR:

LIB Development, L.L.C.,
an Alabama limited liability company

By: TMM Holdings, LLC,
a Georgia limited liability company
its sole member

By: [Signature] (SEAL)
Print Name: T. Mark Moore
Print Title: General Manager

STATE OF GEORGIA)
SPALDING COUNTY)

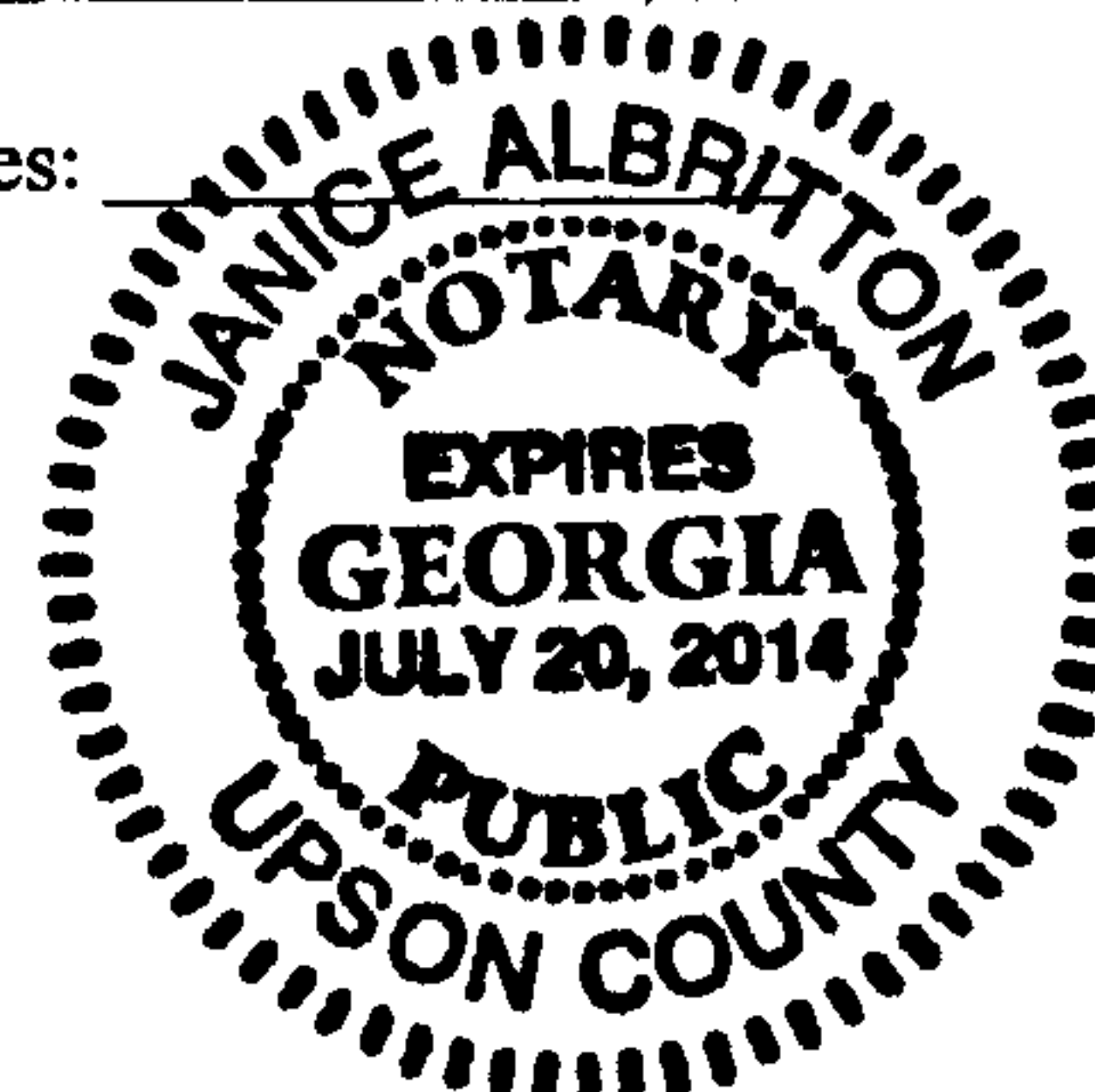
I, Janice Albritten, a Notary Public in and for said County in said State, hereby certify that T. Mark Moore, whose name as General Manager of TMM Holdings, LLC, as sole member of LIB Development, L.L.C., an Alabama corporation, is signed to the foregoing instrument and () who is known to me or () has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such president and with full authority, executed the same voluntarily on behalf of and as the act and deed of the said LIB Development, L.L.C., on the day the same bears date.

Given under my hand this 5 day of May, 2011.

Janice Albritten
Notary Public
My Commission Expires: _____

Prepared By:
Willis A. DuVall, Jr.
Moore, Clarke, DuVall & Rodgers, P. C.
P. O. Drawer 71727
Albany, GE 31708-1727

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20110526000156960 3/3 \$418.00
Shelby Cnty Judge of Probate, AL
05/26/2011 04:19:13 PM FILED/CERT

Exhibit "A"

LOTS 3 AND 4, BLOCK 275 OF THE UNRECORDED MAP OF J. H. DUNSTAN'S MAP OF CALERA, ALABAMA AND BEING FURTHER DESCRIBED AS FOLLOWS: AT THE SW RIGHT OF WAY INTERSECTION OF ALABAMA HIGHWAY 25 AND 16TH STREET IN THE CITY OF CALERA, ALABAMA AS THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 59 MINUTES EAST FOR A DISTANCE OF 133.33 FEET ALONG THE WEST RIGHT OF WAY OF 16TH STREET; THENCE NORTH 89 DEGREES 44 MINUTES WEST FOR A DISTANCE OF 149.99 FEET; THENCE NORTH 07 DEGREES 39 MINUTES WEST FOR A DISTANCE OF 136.24 FEET TO THE SOUTH RIGHT OF WAY OF ALABAMA HIGHWAY 25; THENCE NORTH 89 DEGREES 07 MINUTES EAST FOR A DISTANCE OF 38.28 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 88 DEGREES 10 MINUTES EAST FOR A DISTANCE OF 116.03 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY , ALABAMA.

Shelby County, AL 05/26/2011
State of Alabama
Deed Tax:\$400.00