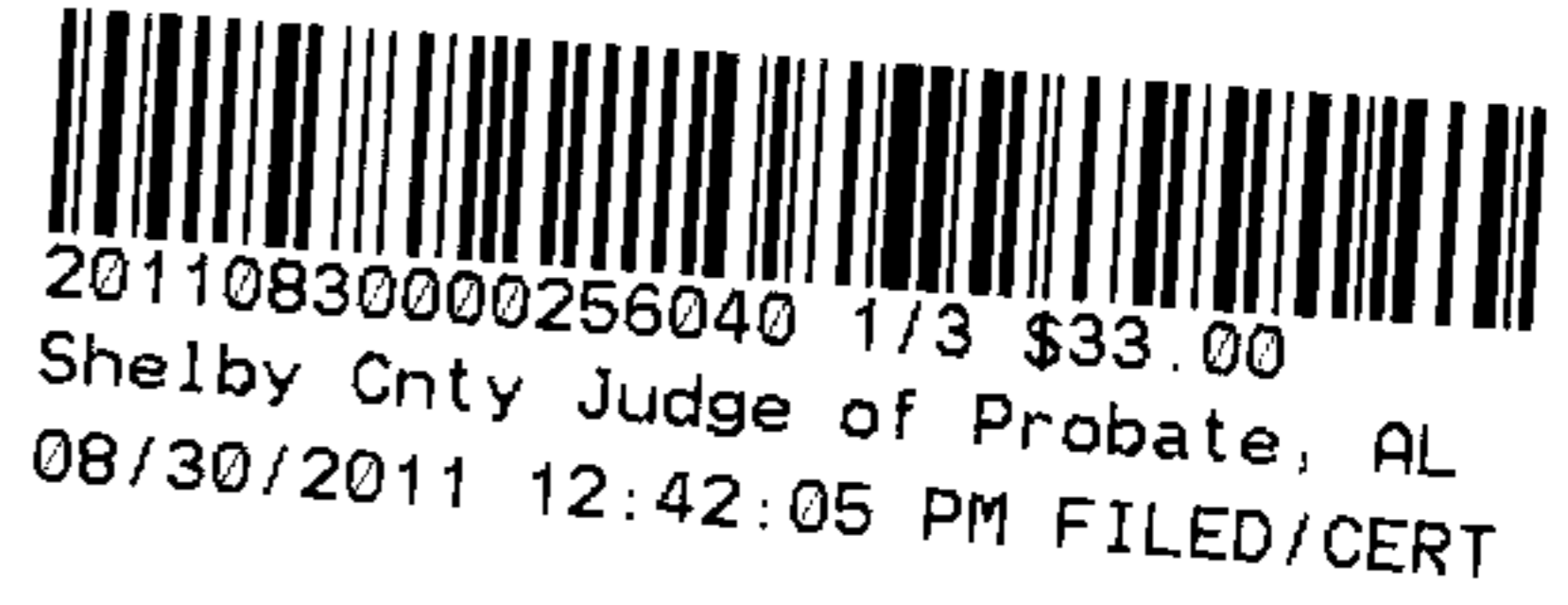


**SEND TAX NOTICES TO:**  
JMAM INVESTMENTS, LLC  
900 Keystone Court,  
Pelham, AL, 35124

**SPECIAL WARRANTY DEED**



STATE OF ALABAMA  
COUNTY OF SHELBY *Jefferson*

*85,000  
PJ by  
MT6*

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **REGIONS BANK** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JMAM INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

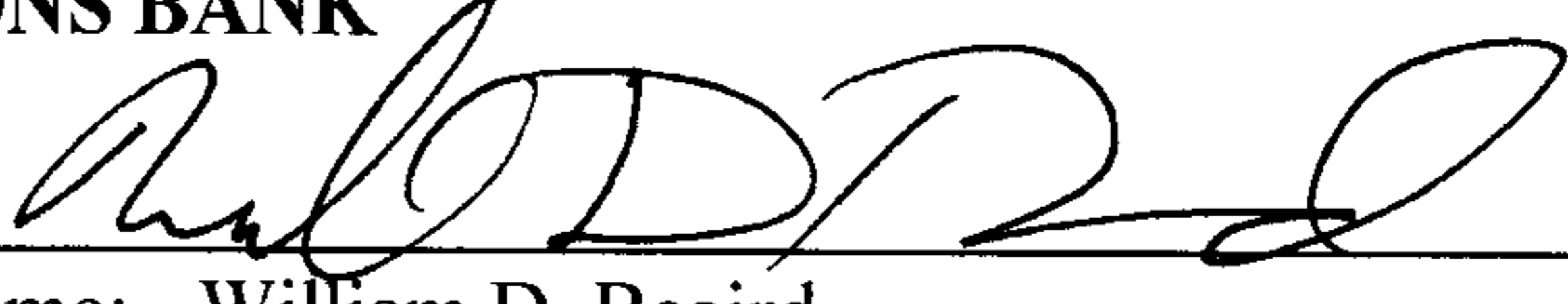
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 25 day of August, 2011.

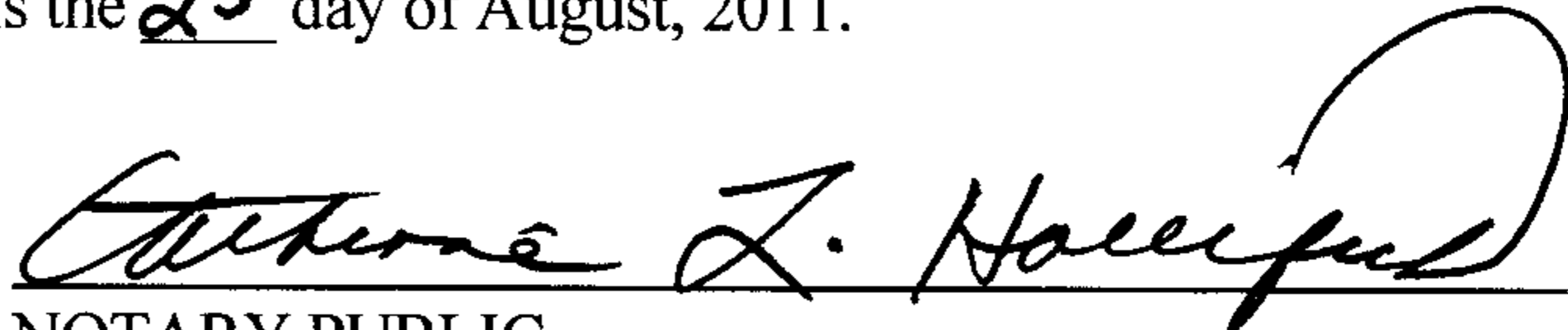
**REGIONS BANK**

By:   
Print Name: William D. Beard  
Title: Vice-President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Beard, whose name as Vice-President of REGIONS BANK, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 25 day of August, 2011.

  
NOTARY PUBLIC  
My Commission Expires: 5/29/12

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600



20110830000256040 2/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/30/2011 12:42:05 PM FILED/CERT

## EXHIBIT "A"

Unit 1024, Building 10, in Edenton Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, the First Amendment to Declaration as recorded in Instrument 20070817000390020, and the Second Amendment to Declaration as recorded in 20100115000015260, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton Office Condominium, in Map Book 38, page 74, and 1<sup>st</sup> Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 11, and 2<sup>nd</sup> Amended Condominium Plat of Edenton Office Condominium as recorded in Map Book 39, Page 91, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

### SUBJECT TO:

- i) taxes and assessments for the year 2011, a lien but not yet payable;
- ii) rights of redemptions arising out of that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20110324000093890;
- iii) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187;
- iv) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450;
- v) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460;
- vi) Easement for grading and slope maintenance recorded in Instrument 20060817000404390;
- vii) Easement to BellSouth as recorded in Instrument 20060920000466950;
- viii) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070;
- ix) Easement to BellSouth as recorded in Instrument 20070125000038780;
- x) Declaration of Easement for Edenton Office Condominium as recorded in Instrument 20070216000072120;
- xi) Coal, oil, gas, and other mineral interest which are not owned by Grantor;
- xii) Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550; and
- xiii) Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Power of Attorney, and Limitation on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1, et seq., Code of Alabama, 1975, or set forth in the Declaration of Condominium of Edenton Office Condominium recorded in Instrument 20070410000163990 and First Amendment to Declaration recorded in Instrument 20070817000390020, and the Second Amendment to Declaration as recorded in 20100115000015260 and in the By-Laws of Edenton Office Condominium Association, Inc., as set out in the Declaration of Condominium as Exhibit "B", and in the Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970.

