

Name & Address of Property Owner:
Talladega/Lashley Avenue, LLC
2136 Arbor Hill Parkway
Birmingham, Alabama 35244

This Instrument Prepared by:
Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, ALAMERICA BANK, an Alabama banking institution ("Grantor") does hereby grant, bargain, sell and convey unto TALLADEGA/LASHLEY AVENUE, LLC, an Alabama limited liability company ("Grantee"), and its successors and assigns, the real estate described on Exhibit A attached hereto.

Subject to (a) the matters of record shown in the title binder delivered to Grantee herewith, and (b) 2011 ad valorem taxes. By acceptance of this deed, Grantee assumes and agrees to be bound by any and all such matters of record.

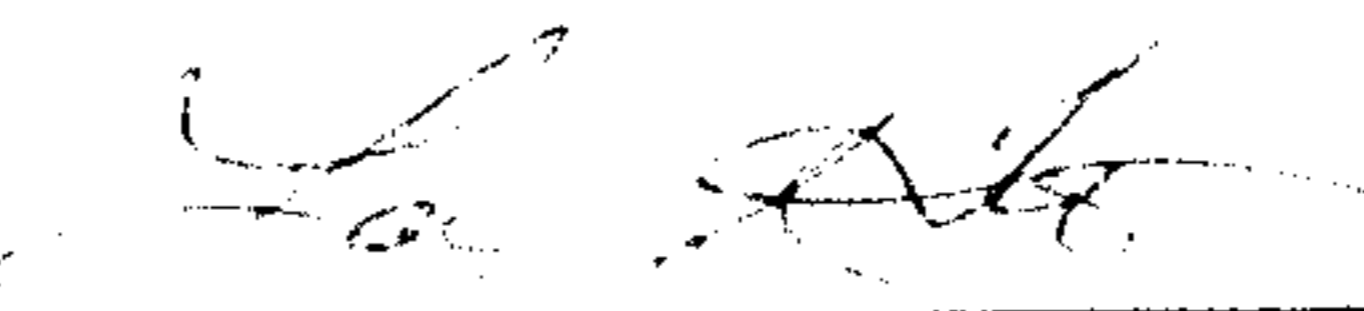
TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for itself, and for the successors and assigns of Grantor, covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. No other warranties or representations are made in connection with this sale, the said property being purchased "AS IS", Grantee having satisfied Grantee that the said property is suitable for Grantee's intended purposes.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 17th day of August, 2011.


20110830000256610 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/30/2011 03:47:11 PM FILED/CERT

"GRANTOR:"

ALAMERICA BANK
an Alabama banking institution

By:  [SEAL]
Lawrence R. Tate
Its President

Shelby County, AL 08/30/2011
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence R. Tate, whose name as President of ALAMERICA BANK, an Alabama banking institution, 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 for and as the act of said ALAMERICA BANK, an Alabama banking institution, on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2011.

Louise A. Ward

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 17, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20110830000256610 2/3 \$28.00
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EXHIBIT "A"

From the Northeast corner of the Northeast 1/4 of the Southeast 1/4, Section 28, Township 19 South, Range 1 East, run West along the North line of said 1/4 - 1/4 line a distance of 144.45 feet to the point of beginning; thence left 61°58'32" a distance of 160.42 feet; thence right 80°49'55" a distance of 60.00 feet to the East right of way line of Shelby County Road No. 55; thence right 90°37'13" along the chord of a curve to the left a distance of 130.97 feet; thence right 70°31'24" a distance of 85.00 feet to the point of beginning.

Situated in Shelby County, Alabama.



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