

**SEND TAX NOTICES TO:**  
MONTEVALLO BUILDING AND  
SUPPLY, LLC  
Attn: Brandon Kliner  
307 Fran Drive  
Alabaster, Alabama 35007

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, RENASANT BANK (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto MONTEVALLO BUILDING AND SUPPLY, 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.


[\$371,450.00 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 28th day of December, 2011.

**RENASANT BANK**

By:   
Print Name: Suanne Denton Hockman  
Title: Sr. Vice President


Shelby County, AL 01/03/2012  
State of Alabama  
Deed Tax: \$44.00

STATE OF ALABAMA  
MADISON COUNTY

20120103000000200 2/3 \$62.00  
Shelby Cnty Judge of Probate, AL  
01/03/2012 10:00:04 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suanne Denton Hockman, whose name as Sr. Vice President of RENASANT 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, she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in her capacity as aforesaid.


Given under my hand and official seal, this the 31 day of December, 2011.

  
NOTARY PUBLIC  
My Commission Expires: JUNE 20, 2015

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

## EXHIBIT "A"

  
20120103000000200 3/3 \$62.00  
Shelby Cnty Judge of Probate, AL  
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Lots 9, 10, 11, 12, 13, 14, 27 and 28, according to the Survey of Givhan's Subdivision of a portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 4, Township 24 North, Range 12 East, as recorded in Map Book 3, Page 130, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** i) taxes and assessments for the year 2012, a lien but not yet payable; ii) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Real 311, Page 727.; iii) Easement to the City of Montevallo as recorded in Instrument # 2002-03944; iv) Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 141, Page 325; Deed Book 165, Page 539; Deed Book 179, Page 86; and Deed Book 232, Page 370; v) 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 Real 252, Page 955; vi) Right of Way granted to the State of Alabama as recorded in Instrument # 20020521000238920; and vii) any coal, oil, gas and other mineral and mining rights which are not owned by Grantor/Mortgagor.