

This instrument was prepared by:
L. Brooks Burdette
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, AL 35173

Send Tax Notice To: Liberty Shores, LLC, a Delaware
limited liability company
665 Simonds Road
Williamstown, MA 01267

Warranty Deed



20120606000198510 1/2 \$265.00
Shelby Cnty Judge of Probate, AL
06/06/2012 10:57:10 AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Seven Hundred Fifty Thousand dollars and Zero cents (\$750,000.00) to the undersigned grantor, John O. McGraw, Executor of the Estate of Lallouise McGraw, deceased, (Shelby County Probate Case # PR-2005-000665) (herein referred to as GRANTOR, whether one or more) 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 Liberty Shores, LLC, a Delaware limited liability company (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

\$500,000.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

The Last Will and Testament of Lallouise McGraw having been offered for probate in the Probate Court of Shelby County, Alabama on or about the 10th day of January, 2006, Case No. PR-2005-000665 and Letters Testamentary having been granted to James C. McGraw and John O. McGraw as Personal Representatives on the 10th day of January, 2006

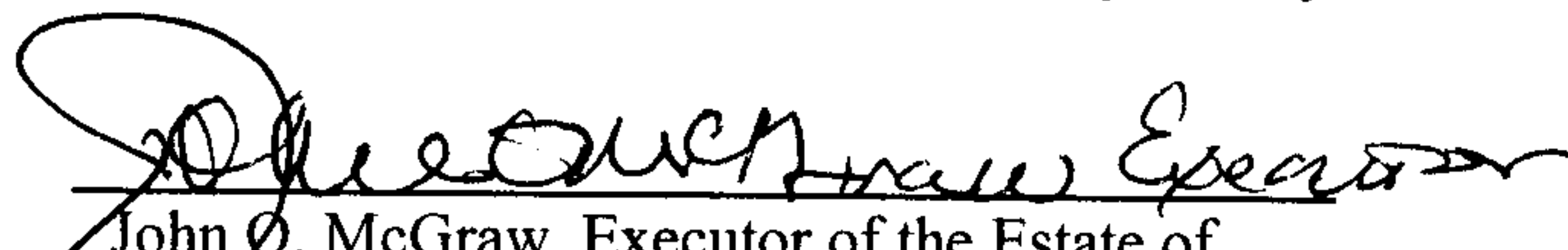
Lallouise McGraw having died on or about October 10, 2005.

Order Granting Petition to Remove Co-Executor James C. McGraw and his letters testamentary revoked granted on May 24, 2012 in the Probate Court of Shelby County, Alabama. John O. McGraw shall continue to serve as sole personal representative of the estate per order. (Case# PR-2005-000665)

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by John O. McGraw, Executor of the Estate of Lallouise McGraw, deceased who is authorized to execute this conveyance and with full authority, hereto set his signature and seal, this the 25th day of May, 2012.

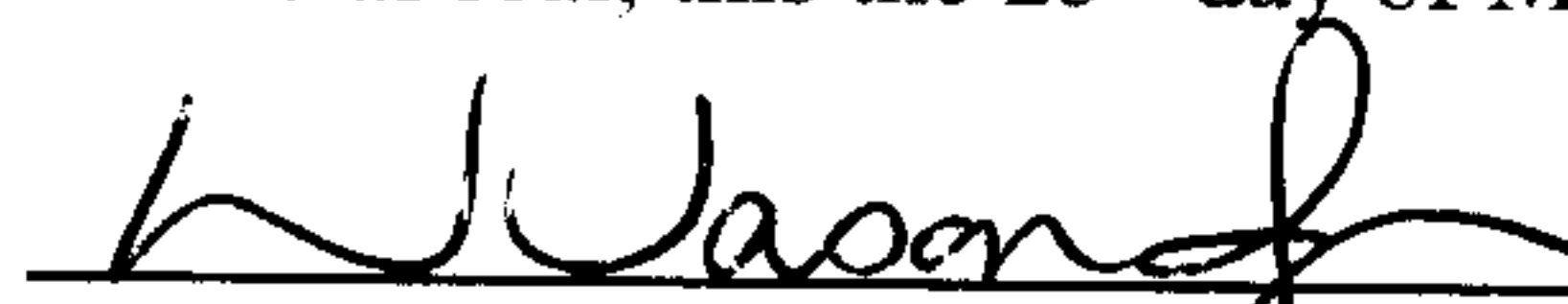

John O. McGraw, Executor of the Estate of
Lallouise McGraw, deceased

STATE OF ALABAMA

}

COUNTY OF SHELBY

I, W. Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that John O. McGraw, Executor of the Estate of Lallouise McGraw, deceased is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 25th day of May, 2012.


W. Jason Ingram, Notary Public

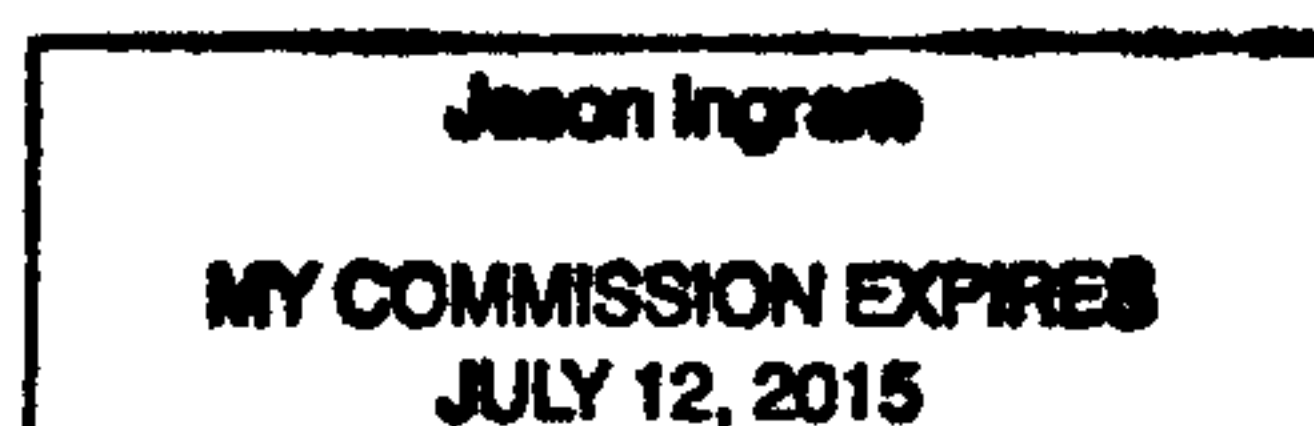


EXHIBIT A


All of Fraction "H" and all of Fraction "G" in Section 20, Township 19 South, Range 3 East, being the SE $\frac{1}{4}$ of said Section lying West of the Coosa River; Fraction "C", being the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 29, Township 19 South, Range 3 East; A portion of Fraction "E" being the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 29 Township 19 South, Range 3 East; All of Fraction "F" being the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19 South, Range 3 East; and Fraction "D" being the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 3 East.

Less and except the at portion located in Section 20, Township 19 South, Range 3 East, previously conveyed to Jack Cooper and wife, Barbara Cooper, as shown by deed recorded in Deed Book 316, Page 690, and corrective deed recorded in Deed 329, page 341, in Probate Office.

Less and except that portion located in Section 29, Township 19 South, Range 3 East previously conveyed to Ben W. Hooks and wife, Jackie L. Hooks as shown by deed recorded in Deed Book 316, page 688, in Probate Office.

Less and except that portion previously conveyed to GL Macon and Lucille Macon, as shown by deed recorded in Deed Book 353, page 608, in Probate Office.

Less and except that portion previously conveyed to Rodney L. Higgins as shown by Deed recorded in Instrument No. 20060912000451400, in Probate Office.


20120606000198510 2/2 \$265.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 06/06/2012
State of Alabama
Deed Tax: \$250.00