

SEND TAX NOTICES TO:
TBG ENTERPRISES, LLC
1500 Resource Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Million and No/100 Dollars (\$2,000,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **D & B, L.L.C. (also known as D & B, LLC, also known as D&B, L.L.C.)**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **TBG ENTERPRISES, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[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 does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 21st day of December, 2012.

D & B, L.L.C. (also known as D & B, LLC, also known as D&B, L.L.C.), an Alabama limited liability company

BY **SIGNATURE SIX, LLC**, an Alabama limited liability company
(Sole Member)

BY

Name: David W. Brasfield

Title: Manager



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David W. Brasfield, whose name as Manager of SIGNATURE SIX, LLC, an Alabama limited liability company, as Sole Member of D & B, L.L.C. (also known as D & B, LLC, also known as D&B, L.L.C.), an Alabama limited liability company, 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 Manager and with full authority executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid, and with full authority as an act of said company acting in its capacity as aforesaid.

Given under my hand and official seal, this 21 day of July, 2012.

Wendy Nicole Hardegree
NOTARY PUBLIC
My Commission expires: 7/2/14

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

Wendy N. Hardegree
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



20130104000007040 2/5 \$187.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

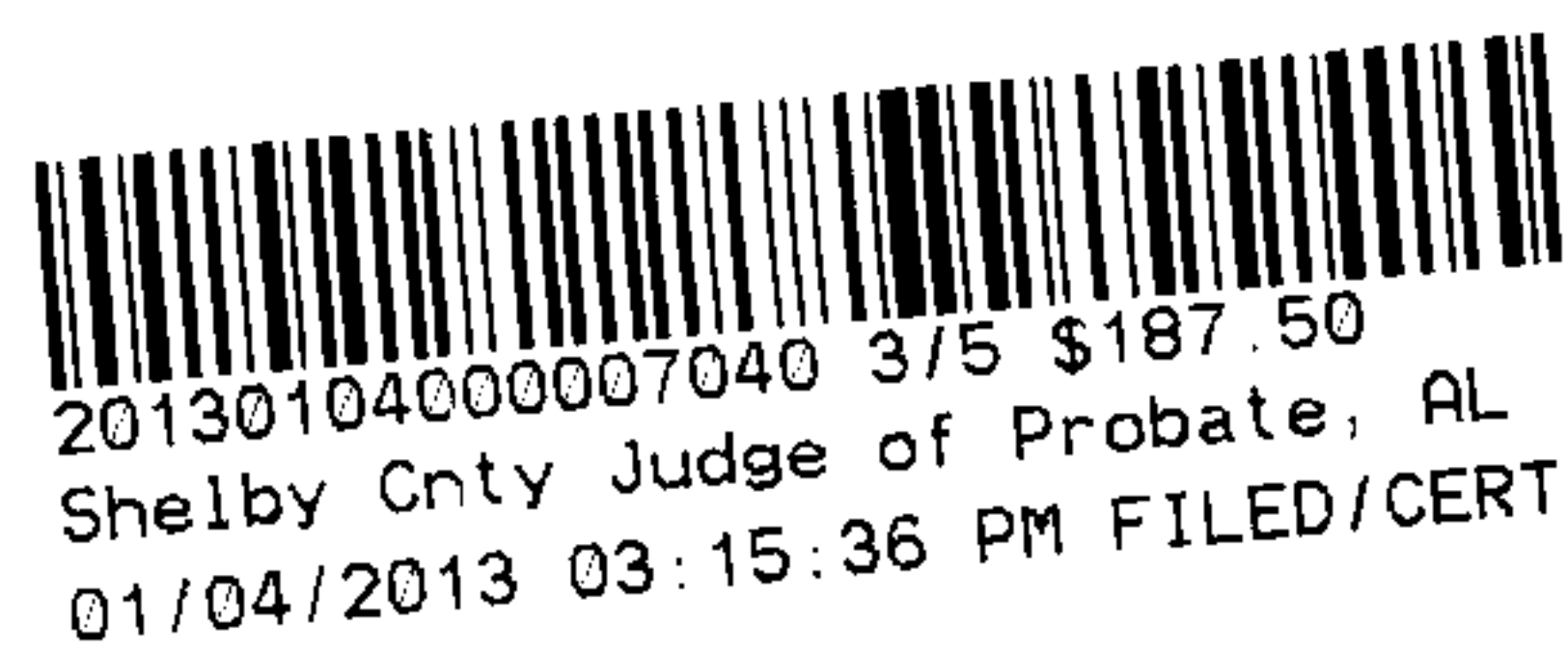
Lot 8, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Easement Parcels:

Parcel One: A 15 foot wide storm drainage easement across Lot 7, Meadow Brook Corporate Park South, lying 7.5 feet each side of the following described centerline: Commence at the Southeast corner of Lot 8, Meadow Brook Corporate Park South; thence run at a bearing of North 26 degrees 06 minutes 17 seconds West for a distance of 233.50 feet to a point; thence at a bearing of Northwest for a distance of 233.50 feet to a point; thence at a bearing of North 71 degrees 06 minutes 17 seconds West for a distance of 26.87 feet to a point; thence at a bearing of South 63 degrees 53 minutes 43 seconds West for a distance of 3 feet more or less to the point of beginning; thence at a bearing of North 15 degrees 06 minutes 17 seconds West for a distance of 10 feet more or less to the point of intersection with the Southwest line of a 15 foot wide storm drainage easement as shown on the record map of Meadow Brook Corporate Park South, said point being the point of beginning.

Parcel Two: A 15 foot wide drainage easement across Lot 11, Meadow Brook Corporate Park South, lying 7.5 feet each side of the following described centerline: Commence at the Southwest corner of Lot 8, Meadow Brook Corporate Park South; thence run at a bearing of North 26 degrees 06 minutes 17 seconds West for a distance of 55 feet more or less to the point of beginning; thence at a bearing of North 86 degrees 06 minutes 17 seconds West for a distance of 166 feet more or less to the point of intersection with the Easterly line of a 20-foot storm drainage easement as shown on record map of Meadow Brook Corporate Park South, said point being the point of ending.

SUBJECT TO: i) taxes and assessments for the year 2012, a lien but not yet payable; ii) Easements and building line as shown on recorded map; iii) Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporation Park as set out in Real 64, Page 91, along with 1st Amendment recorded in Real 95, Page 826; 2nd Amendment recorded in Real 141, Page 784; 3rd Amendment recorded in Real 177, Page 244; further amended by Notice of Variance and Disclaimer of Reserved Easement recorded in Real Volume 177, Page 262; 4th Amendment recorded in Real 243, Page 453; 5th Amendment recorded in Real 245, Page 89 as amended by Acknowledgement of Completion of Improvements; 6th Amendment recorded as Instrument # 199223529; 7th Amendment recorded as Instrument # 1995-03028; 8th Amendment recorded as Instrument # 1995-04188; 9th Amendment recorded as Instrument # 1996-5491; 10th Amendment recorded as Instrument # 1996-32318; 11th Amendment recorded as Instrument # 1997-30077; 12th Amendment recorded as Instrument # 1997-37856; 13th Amendment recorded as Instrument # 1998-5588; 14th Amendment recorded as Instrument # 1998-41655; 15th Amendment recorded as Instrument # 199846243; 16th Amendment recorded as Instrument # 1999-2935; 17th Amendment recorded as Instrument # 20021217000631360; and 18th Amendment recorded in Instrument # 20100927000316200; and Assignment of Developer Rights recorded as Instrument # 2001-35829; iv) Agreement with Alabama Power Company recorded in Real 167, Page 355 in Probate Office; v) Storm Drainage Easement Agreement as recorded in Real Volume 177, Page 258; vi) Overhead power lines traversing subject property as shown on Survey by Joseph F. Breighner, Jr., dated December 3, 2012; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



REAL ESTATE SALES VALIDATION FORM

[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]

Grantor's Name:	<u>D & B, L.L.C. (aka D & B, LLC, aka D&B, L.L.C.)</u>	Grantee's Name:	<u>TBG ENTERPRISES, LLC</u>
Mailing Address:	<u>1292 Greystone Crest</u> <u>Birmingham, AL 35242</u>	Mailing Address:	<u>1500 Resource Drive</u> <u>Birmingham, AL 35242</u>
Property Address:	<u>1500 Resource Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale:	<u>December 21, 2012</u>
		Total Purchase Price:	<u>\$ 2,000,000.00</u>
		Or	
		Actual Value:	
		Or	
		Assessor's Market Value:	

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence:
(check one) (RECORDATION OF DOCUMENTARY EVIDENCE IS NOT REQUIRED)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

- Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.
- Property address – the physical address of the property being conveyed, if available.
- Date of Sale – the date on which interest to the property was conveyed.
- Total Purchase Price – the total amount paid for the purchase of the Property, both real and personal, being conveyed by the instrument offered for record.
- Actual Value – if the Property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]



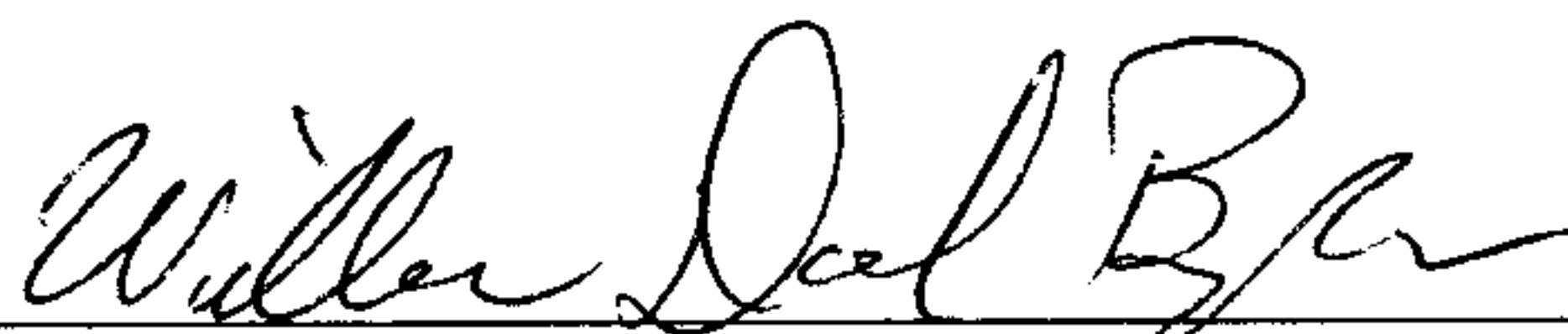
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I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

Date: _____

_____ Unattested	_____ (verified by)
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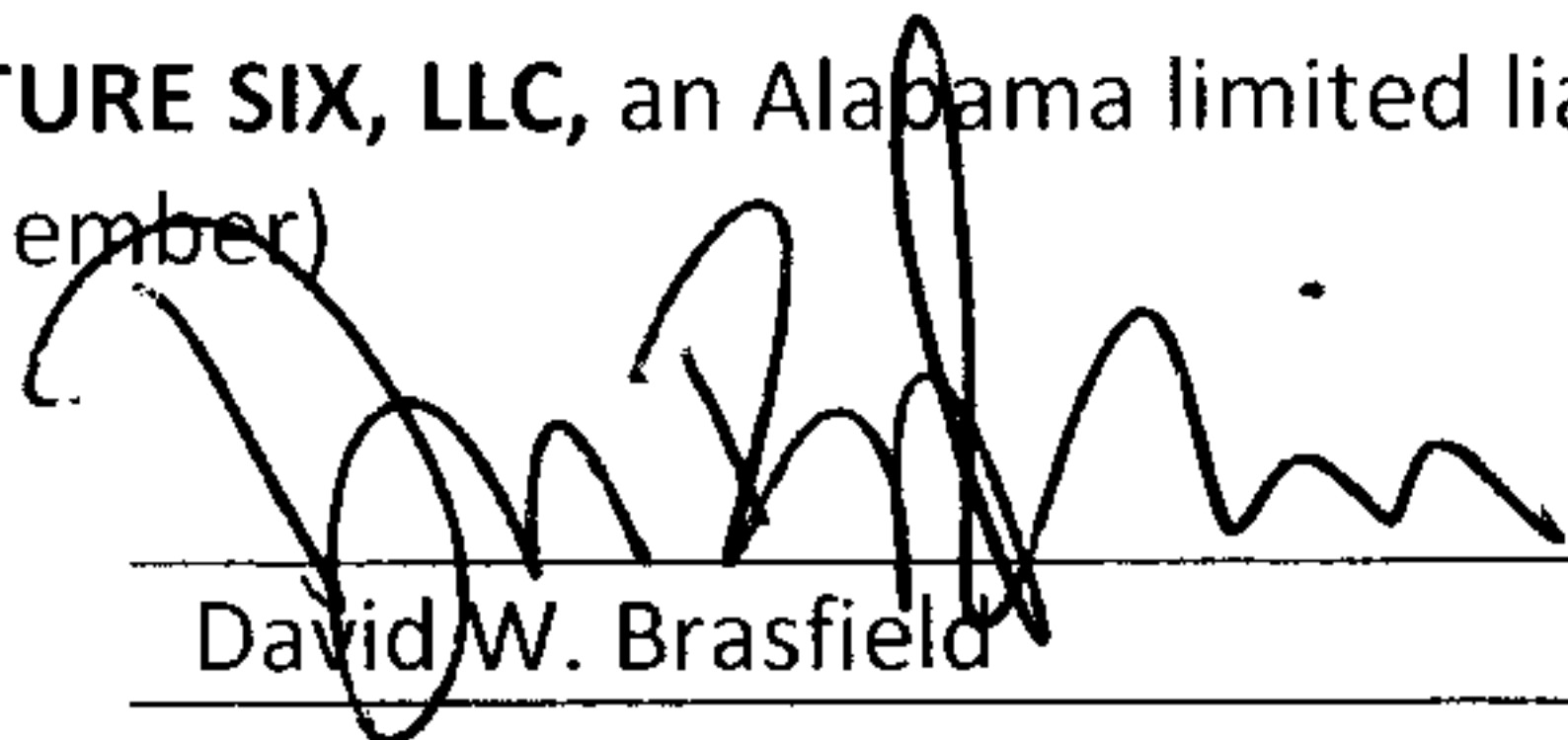
TBG ENTERPRISES, LLC, an Alabama limited liability company
(Grantee)

By: 
Print Name: William David Brogdon
Title: Sole Member

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$162.50

D & B, L.L.C. (also known as D & B, LLC, also known as D&B, L.L.C.), an Alabama limited liability company
(Grantor)

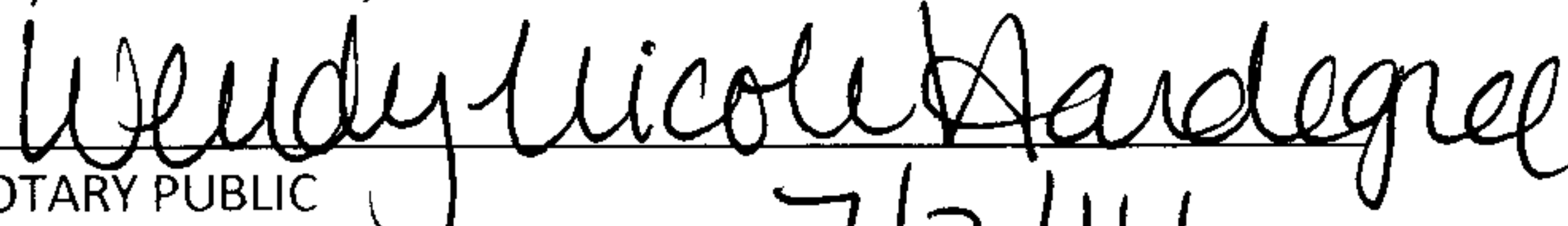
BY **SIGNATURE SIX, LLC**, an Alabama limited liability company
(Sole Member)

BY 
Name: David W. Brasfield
Title: Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William David Brogdon whose name as Sole Member of TBG ENTERPRISES, LLC, an Alabama limited liability company, 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 Sole Member, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

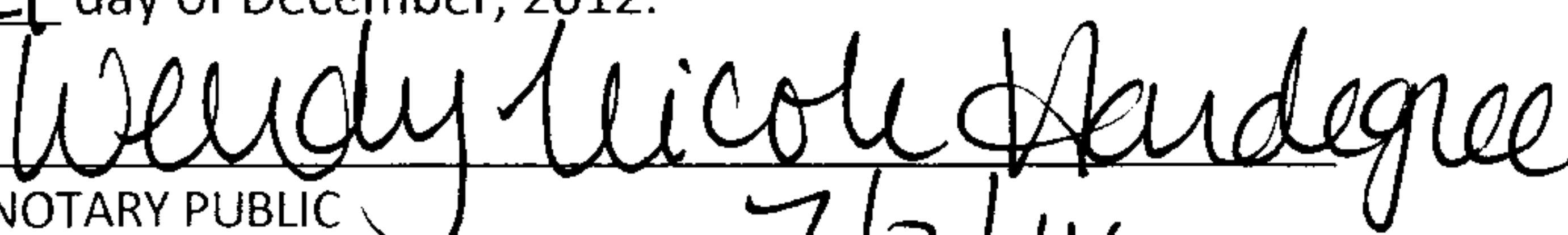
Given under my hand and official seal, this the ____ day of December, 2012.



NOTARY PUBLIC
My Commission Expires: 7/2/14

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David W. Brasfield, whose name as Manager of SIGNATURE SIX, LLC, an Alabama limited liability company, as Sole Member of D & B, L.L.C. (also known as D & B, LLC, also known as D&B, L.L.C.), an Alabama limited liability company, 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 Manager and with full authority executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid, and with full authority as an act of said company acting in its capacity as aforesaid.

Given under my hand and official seal, this 21 day of December, 2012.


NOTARY PUBLIC
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