

Send Tax Notice To:
Alabama Roofing, Sheet Metal, Heating & Air
Conditioning Contractors Assoc.
P. O. Box 361134
Birmingham, AL 35236

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Two Hundred Fifteen Thousand and No/100 Dollars (\$215,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Benson Properties, L. L. C., a limited liability company** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Alabama Roofing, Sheet Metal, Heating & Air Conditioning Contractors Association, a not for profit corporation** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot C-5B, according to the Resubdivision of Lot C-5 of Eagle Point First Sector, Phase II, as recorded in Map Book 27, page 120, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.
3. Restrictions and covenants appearing of record in Inst. No. 1996-13016.

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 23rd day of May, 2001.

Benson Properties, L. L. C., a limited liability company

By: Richard W Benson
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard W. Benson, whose name as Managing Member of Benson Properties, L. L. C., a limited liability company, 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 and with full authority, he executed the same voluntarily on the day the same bears date as the act of said company.

Given under my hand and official seal, this the 23rd day of May, 2001.

[Signature]
Notary Public
My Commission Expires: 5/21/03

Inst # 2001-21331

05/25/2001-21331

12:16 PM CERTIFIED

-2- SHELBY COUNTY JUDGE OF PROBATE
002 MB 229.00