

WARRANTY DEED

This instrument was prepared by:
B/CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Black Pond, LLC
PO Box 1
Shannon, Alabama 35142

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Pellegrino Victor Billitteri, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Black Pond, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$100,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of December, 2004.


Pellegrino Victor Billitteri

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Pellegrino Victor Billitteri, an unmarried man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of December, 2004.


Notary Public
My Commission Expires: 02-26-05

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the SW ¼- SW ¼ of Section 15 and the NW ¼- NW ¼, Section 22, Township 20 South, Range 3 West, Shelby County, Alabama described as:

Commence at the Northeast corner of the NW ¼- NW ¼, Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence N 89°50'44" W along the North line of said ¼-¼, 671.75' to a point, thence run S 57°50'40" E a distance of 97.06' to a point on the West right of way line of a 60.0' wide public road and the point of beginning of the property being described, thence run S 33°40'58" W along the said right of way line of Highway 261 (Main Street) a distance of 119.16' to a point, thence run N 54°00'48" W a distance of 10.02' to an existing concrete monument marking the change to an 80.0' wide public road, thence run S 47°37'55" W a distance of 2.12' to a point, thence run N 38°18'48" W a distance of 144.07' to a point, thence run S 55°45'08" W a distance of 74.08' to a point on the East right of way line of a 30.0' wide public road, thence run N 0°44'29" E along said right of way line a distance of 164.28' to a point, thence run S 57°50'44" W a distance of 264.80' to the point of beginning.