Full Mortgage Value +250,000 ad

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This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Not Shelby Cnty Judge of Probate, AL 8 & CC, LLC Shelby Cnty Judge of Probate, AL 3500 Colonnade Pkwy, Suite 375

Birmingham. AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety Thousand and 00/100 (\$290,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Keith Dev. Corp., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, B & CC, L.L.C., an Alabama Limited Liability Company(hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 12th day of **January**, **2005**.

Keith Dev. Sorp.

David Keith, President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Keith, whose name as President of Keith Dev. Corp., an Alabama 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 the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the $12 \, \mathrm{th}$ day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northeast Corner of the Northwest ¼ of the Southeast ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama being a 1" crimp iron found; thence run in a Southerly direction 250.87' to a point on the right-of-way of Valleydale Road, being a ½" crimp iron found; thence turn an angle of 61 degrees 28 minutes 54 seconds to a chord distance of 734.03' to the point of beginning at a point along a curve to the left with a radius of 994.93 feet and a central angle of 8 degrees 33 minutes being a ½" pinch pipe found; thence turn an interior angle left of 189 degrees 23 minutes 53 seconds feet to the chord of said curve along an arc distance for 148.38' to a point, being a ½" capped "Carr" iron pin set; thence continue Southwesterly, tangent to said curve for a distance of 61 degrees 63 minutes being an axle found; thence turn an angle right of 107 degrees 43 minutes 02 seconds for a distance of 206.21', being a ½" capped "Carr" found; thence turn an angle right of 74 degrees 12 minutes 07 seconds for a distance of 210.16', being a ½" capped "Arrington" rebar found; thence turn an angle right of 105 degrees 37 minutes 09 seconds for a distance of 210.11' to the point of beginning.

Situated in Shelby County, Alabama.