20051216000649820 1/1 $61.00
Shelby Cnty Judge of Probate, AL
12/16/2005 08:46:50AM FILED/CERT

This instrument was prepared by:
Roy L. Martin
1960 Hwy 33, Suite A
Pelham, Al. 35124

Send Tax Notice to:
Venture Developers, LLC
111-A Owens Pkwy
Birmingham, Al. 35244

CORPORATION FORM WARRANTY DEED

Shelby County, AL 12/16/2005
State of Alabama

Deed Tax:$50.00

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty Thousand Dollars ($50,000.00) and no/100------- to the undersigned grantor, Roy Martin Construction, Inc., a Corporation (herein referred to as GRANTOR) 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 Venture Developers, LLC, a Limited Liability Coropration, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby, Alabama, to wit:

Lot 1, according to the Survey of Weatherly Commercial Subdivision, as recorded in Map Book 21, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Current taxes; (2) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, not owned by Seller; (3) restrictions and covenants appearing of record in Instrument Number 1996-37138 and Instrument Number 1996-38575; (4)Easement on front, rear and left sides and through lot of undetermined size as shown on recorded map; (5) A 7.5 feet easement on right side of lot as shown on recorded map.

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 its President who is authorized to execute this conveyance, hereto set its signature and seal.

This the 15th day of November, 2005

Roy Martin Construction, Inc.

ATTEST:

_____
Secretary

By: Roy L. Martin
Roy L. Martin, President

Cahaba Title, Inc.

STATE OF ALABAMA
SHELBY COUNTY

I, Brenda H. Clayton, a Notary Public in and for said County in said State, hereby certify that Roy L. Martin, Whose name President of Roy Martin Construction, Inc., a corporation, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of November, 2005

Notary Public: Brenda H. Clayton

My commission expires: 4-27-2009