

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
280 Properties, L.L.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY ) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Roger C. Kennedy and Cheryl A. Kennedy, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, 280 Properties, L.L.C., a limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

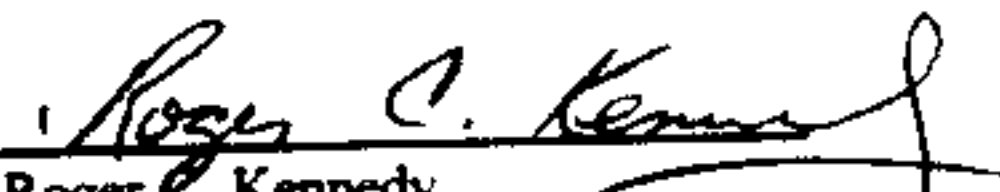
See Attached Exhibit A for Legal Description

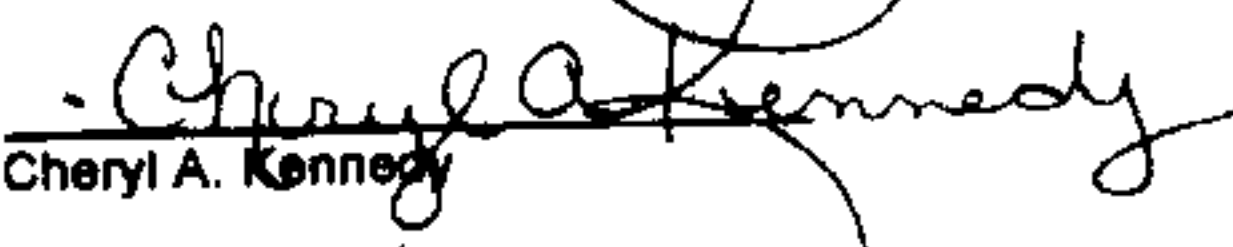
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 6th day of November, 1998.

  
Roger C. Kennedy

  
Cheryl A. Kennedy

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roger C. Kennedy and Cheryl A. Kennedy, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of November, 1998.

  
NOTARY PUBLIC

My Commission Expires: 2-20-99

PEGGY L. MURPHY  
MY COMMISSION EXPIRES  
2/20/99

Inst # 1998-44176

11/09/1998-44176  
09:44 AM CERTIFIED  
COUNTY JOSE W. MURPHY  
PLB

Exhibit "A"

**A parcel of land in the southeast 1/4 of the northeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:**

**Commence at the northwest corner of said 1/4-1/4 section; thence southerly along the west line of said 1/4-1/4 section, 179.06 feet to a point on the south right of way line of Old Highway #280; thence north 73 degrees 15 minutes east 236.60 feet to the point of beginning of the property being described; thence continue along last described course 208.93 feet to a point; thence south 2 degrees 15 minutes east 624.57 feet to a point; thence north 82 degrees 58 minutes west 80.15 feet to a point; thence north 14 degrees 42 minutes west 571.88 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**

**Minerals and mining rights excepted.**

*CK  
CAR*

**Inst # 1998-44176**

**11/09/1998-44176  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002-500 236.00**