

**This instrument prepared by:**

Mary Taylor, Esquire  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

**Send tax notice to:**

Clayton T. Sweeney  
2700 Highway 280 East  
Birmingham, Alabama 35223

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**

**) KNOW ALL PERSONS BY THESE PRESENTS:**

**SHELBY COUNTY         )**

That for and in consideration of the like kind exchange between Grantor and Grantee pursuant to Section 1031 of the Internal Revenue Code, the receipt and sufficiency of which are hereby acknowledged, the undersigned **KOO, LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto the said **CLAYTON T. SWEENEY**, as Trustee of Harry W. Pearce and Louise Pearce Trust(s) dated July 20, 1999 ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-C, according to A Resurvey of Lot 1 of The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27 page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2001 and subsequent years not yet due and payable;
- (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 70 and Deed Book 145 page 22 in Probate Office.
- (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95 pages 515, 535 and 503 in Probate Office.
- (5) Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 324 page 840 and Deed Book 329 page 430 in Probate Office.
- (6) Restrictions, limitations and conditions as set out in Map Book 27 page 8 and Map Book 27 page 107.
- (7) Easement(s) as shown by recorded plat as set out in Map Book 27 page 8 and Map Book 27 page 107.
- (8) Declaration of covenants, conditions and restrictions as set out by Inst. #2000-17137 in Probate Office.

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- (9) Easement to Alabama Gas Corporation as set out by Inst. #2000-01818 in the Probate Office.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

**IN WITNESS WHEREOF**, Grantor **KOO, LLC** by and through Carter S. Kennedy, as Manager of KOO, LLC, an Alabama limited liability company, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and Operating Agreement which, as of this date have not been modified or amended, has hereto set its signature and seal this 22 day of November, 2000.

**KOO, LLC**

By: Carter S. Kennedy  
Carter S. Kennedy  
Its Manager

**STATE OF ALABAMA** )  
 )  
**JEFFERSON COUNTY** )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carter S. Kennedy, whose name as Manager of KOO, LLC, an Alabama limited liability company, 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 such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 22 day of November, 2000.

(SEAL)

Carter S. Kennedy  
Notary Public  
My commission expires: 12/28/2003

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