

Send Tax Notice To: B D B Properties Shelby, LLC
3 Mountain Ridge Road
Sylacauga, Alabama 35150

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TWO HUNDRED NINETY-FOUR THOUSAND TWO HUNDRED THIRTY-EIGHT AND 85/100 (\$ 294,238.85) DOLLARS, in cash, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., herein referred to as Grantor, do hereby grant, bargain, sell and convey unto B D B PROPERTIES SHELBY, LLC, (herein referred to as Grantee), the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A, HERETO ATTACHED AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN FOR A COMPLETE DESCRIPTION OF THE REAL ESTATE HEREBY CONVEYED.


Subject to: 1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under the property. 2. General and special taxes for the Year 2001 and subsequent years not yet due and payable. 3. Easements to City of Pelham as shown by instrument recorded in Inst #1999-18787 and Deed Book 337, Page 525 in Probate Office. 4. Less and except any portion lying within road right of way.

THE PROPERTY HEREIN CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of April, 2001.

 (SEAL)
Sherman Holland, Jr.

02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
04/24/2001 16042
003 001 311.50

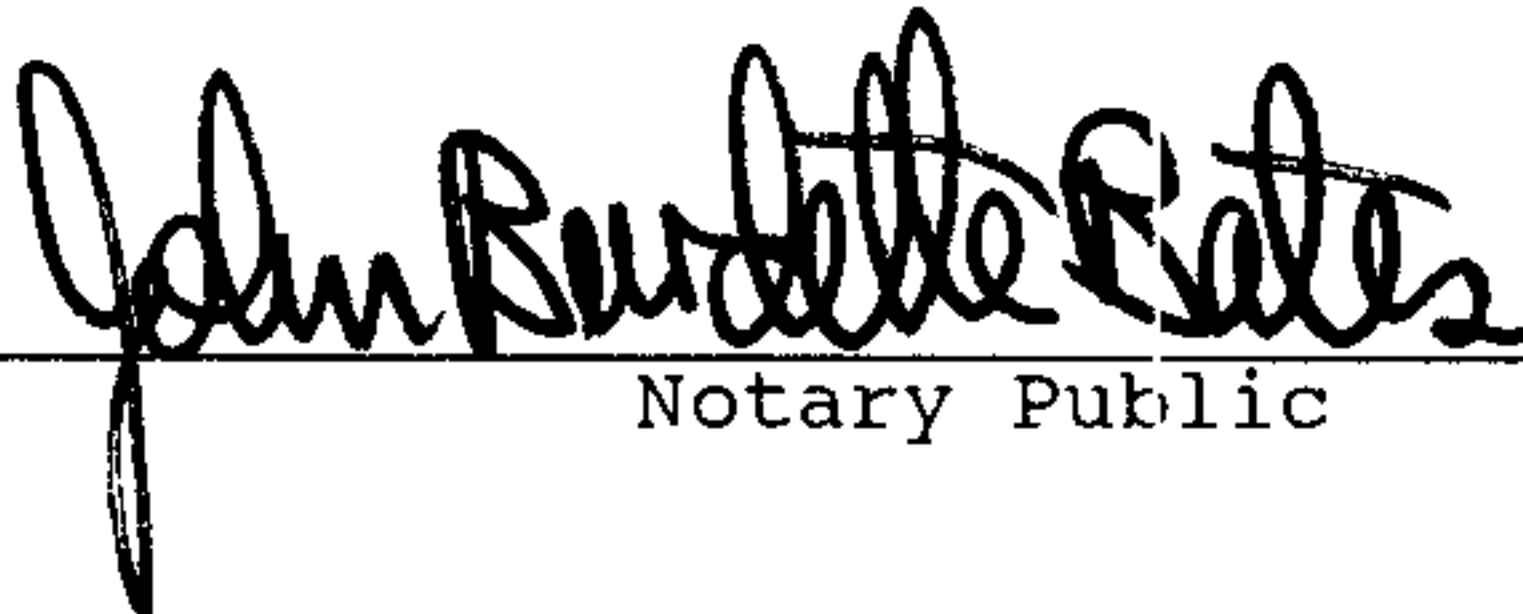
STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of April, 2001.

MY COMMISSION EXPIRES:

7/31/02


Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

A Parcel of land situated in the SW 1/4 of Section 24, Township 20 South, Range 3 West.

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West; thence N 89 degrees 50 minutes 27 seconds E along said 1/4 - 1/4 line a distance of 191.88 feet to a point lying on the East right-of-way line of L & N Railroad; thence S 2 degrees 22 minutes 35 seconds E along right of way line a distance of 331.33 feet; thence N 89 degrees 50 minutes 30 seconds E a distance of 127.82 feet to the POINT OF BEGINNING; thence 0 degrees 9 minutes 30 seconds W a distance of 127.00 feet; thence N 89 degrees 50 minutes 30 seconds E a distance of 213.61 feet to a point on the Westerly line of a 30 foot Easement; thence S 8 degrees 19 minutes 27 seconds W a distance of 128.40 feet; thence S 89 degrees 50 minutes 30 seconds W a distance of 194.67 feet to the Point of Beginning.

ALSO:

A perpetual non-exclusive easement for ingress and egress over, along and across the property of the Grantor allowing Grantee access to U. S. Highway 31 and a perpetual non-exclusive 20 foot easement for sewage and utilities, all as shown on the recorded Plat. Further, Grantor reserves the right of access across the above described real property to reach the 20 foot perpetual non-exclusive easement granted herein. Grantor reserves the right to also use all easements granted herein.

Inst # 2001-16042

04/24/2001-16042
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 311.50