

STATE OF ALABAMA)

)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Four Hundred Thirty Five Thousand & No/100 Dollars (\$435,000.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, Leigh N. Martin, a married woman (herein referred to as "Grantor "), grants, bargains, sells and conveys unto **S & J Holdings, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

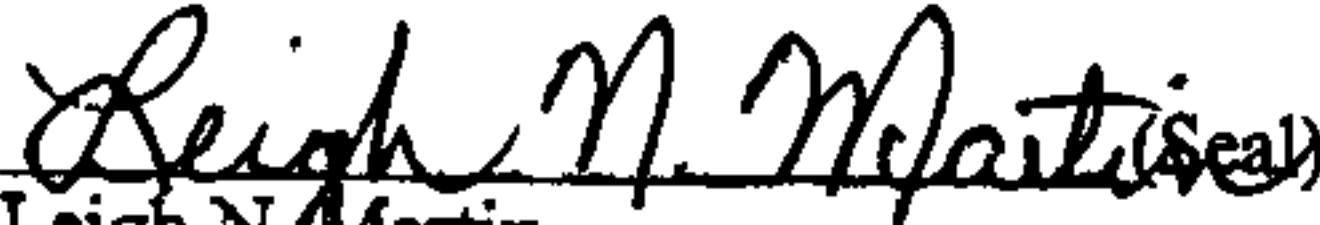
1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Restrictive Covenants as set forth in Real 217, page 491, as recorded in the Probate Office of Shelby County, Alabama.
4. Sanitary Sewer Easement as set forth in Real 252, page 314, as recorded in the Probate Office of Shelby County, Alabama.
5. Easement as set forth in Real 218, page 427, as recorded in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County as set forth in Deed Book 205, page 85, as recorded in the Probate Office of Shelby County, Alabama.

Note: This property does not constitute the homestead of the Grantor or Grantor's spouse.

\$348,000.00 of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.

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

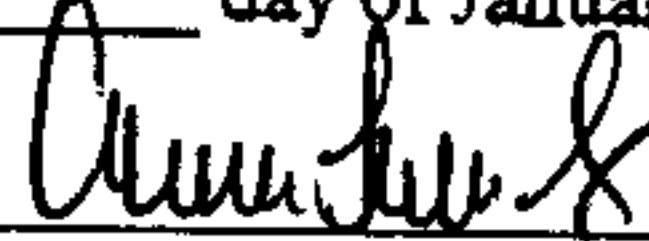
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 31st day of January, 2002.


Leigh N. Martin

STATE OF HAWAII)
 Honolulu COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh N. Martin 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2002.



Notary Public Anna Logologo

My commission Expires: 05-15-2005

VS
NOTARIAL SEAL

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5100

SEND TAX NOTICE TO:

S & J Holdings, LLC
P.O. Box 310395
Birmingham, Alabama 35214

EXHIBIT A

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 572.32 feet to the point of beginning of the herein described parcel; thence continue in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 190.00 feet to a point; thence turn an interior angle of 96 degrees 08 minutes 43 seconds and run to the right in a Northerly direction a distance of 254.17 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in an Easterly direction a distance of 188.91 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southerly direction a distance of 274.51 feet to the point of beginning of the herein described parcel.

Inst # 2002-08321

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**02/19/2002-08321
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 104.00**