

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
DTC Enterprises, LLC  
1201 Lee Branch Lane  
Birmingham, Alabama 35242

Inst # 2002-17225

04/12/2002-17225  
12:59 PM CLK 111111  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00

### WARRANTY DEED

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars, (\$10.00) PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGES, in hand paid to the undersigned, Genesis Expert Systems, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by DTC Enterprises, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3A, according to the Survey of Amended Map of Lee Branch Corporate Center, as recorded in Map Book 26, Page 109, in the Probate Court of Shelby County, Alabama.

#### SUBJECT TO:

1. Ad valorem taxes for the current year, 2002.
2. Easements, restrictions and reservations of record, if any.

As a part of the consideration recited above, grantee herein assumes and agrees to pay the balance of that certain Mortgage executed by Genesis Expert Systems, Inc., to SouthTrust Bank, in the original amount of \$675,000.00, dated July 17, 2000, recorded in Instrument No. 2000-24729, in the Office of the Judge of Probate, Shelby County, Alabama, the current principal balance of which is \$642,005.87.

**This deed is prepared without the benefit of title insurance or title examination at the request of the grantee herein. No certification is made as to title.**

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


And said Genesis Expert Systems, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Genesis Expert Systems, Inc., a corporation, by its President, D. Todd Cung, who is authorized to execute this conveyance, has hereto set its signature and seal, this 8<sup>th</sup> day of April, 2002.

ATTEST:

Genesis Expert Systems, Inc.

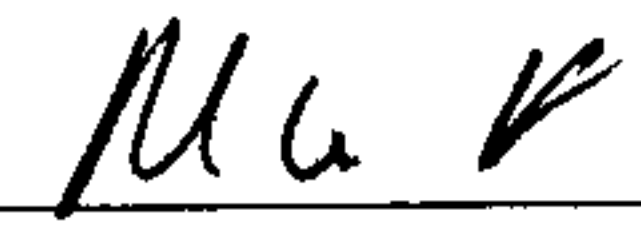
\_\_\_\_\_  
BY:  
ITS:

 (SEAL)  
BY: D. Todd Cung  
ITS: President

THE STATE OF ALABAMA)  
:  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that D. Todd Cung, whose name as President of Genesis Expert Systems, 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 8th day of April, 2002.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: My Commission Expires May 21, 2004