

SEND TAX NOTICE TO:

Name: Land South Contractors, Inc.
Address: P. O. Box 660806
Birmingham, AL 35266

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$144,900.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Shelby County, Alabama, a political subdivision of the State of Alabama**, (herein referred to as grantor), does grant, bargain, sell and convey unto **Land South Contractors, Inc.** (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Site 11, according to Sites 1, 2, and 11 Survey, being a resurvey of Lot 1, Shelby West Corporate Park, as recorded in Map Book 26, Page 28, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

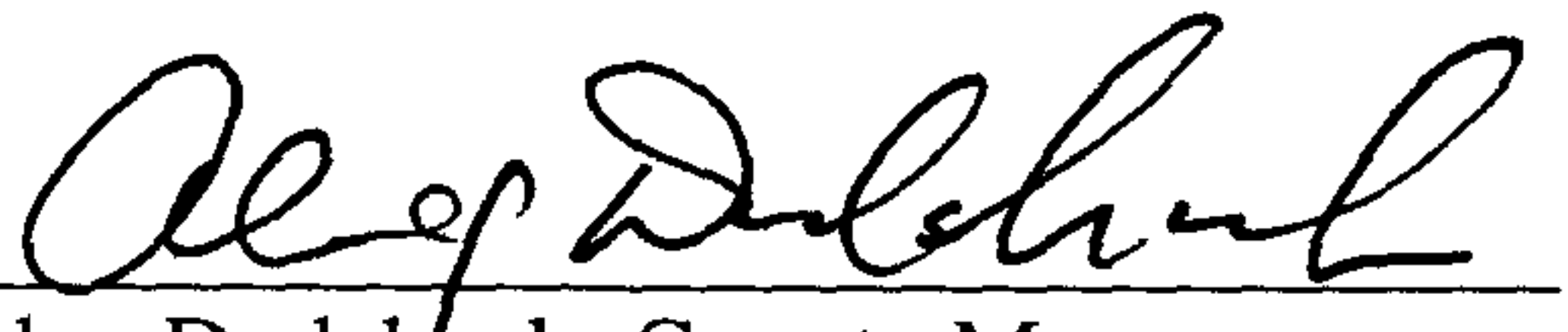
- (1) Restrictive covenants as recorded in Instrument #1996-38767, and Instrument #2001-20649, in Probate Office.
- (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 352, Page 805, and Real Record 270, Page 714, in Probate Office.
- (3) 40-foot building set back line from Economic Loop as shown on recorded map.
- (4) Transmission line permits to Alabama Power Company as recorded in Deed Book 57, Page 373, and as shown on map recorded in Map Book 28, Page 97, and Map Book 27, Page 61, in Probate Office.
- (5) Construction must begin on the first building no later than twelve (12) months after the date of closing, or the site, at the option of the Seller, will revert back to the Seller. The Grantee will receive a refund of the purchase price less any commission paid and a two percent (2%) penalty.

The above recited consideration was paid from a Mortgage closed simultaneously herewith.
TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And undersigned 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 said property is 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 Shelby County, Alabama, a political subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal this 5th day of September, 2002.

SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama

BY: 
Alex Dudchock, County Manager

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political subdivision of the State of Alabama, 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, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2002.


Notary Public