

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ~~One Thousand and 00/100~~ (\$1,000.00) DOLLARS
to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is
acknowledged, I or we,

Kelvin M. Allen, an unmarried man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Realty Investments, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
JEFFERSON County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

This deed is given in lieu of foreclosure.

TO HAVE AND TO HOLD to the grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for
my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are)
lawfully seized in fee simple of said premises; they that are free from all encumbrances, unless otherwise noted above; that I (we)
have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall
warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of May,
2004.

Kelvin M. Allen (Seal)
Kelvin M. Allen

(Seal)

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Kelvin M. Allen, an unmarried man

whose name are signed to the foregoing conveyance and who are known to
me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of May, 2004.

Clint Thomas
NOTARY PUBLIC
my comm. expires: 21. MARCH, 2008

Clint Thomas

EXHIBIT "A"

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 22, Range 2 West, more particularly described as follows:

Commence at the Southwest corner of Block 144, of Dustan's Map of Calera, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Northerly along the East line of thence Louisville and Nashville Railroad right of way a distance of 300.0ft to the point of beginning of the property being described; thence continuing last described course a distance of 150.00 feet to a point; thence turn an angle of 90 Degrees 28 Minutes 15 Seconds to the right and run Easterly a distance of 95.0 feet to a point; thence turn an angle of 89 Degrees 31 Minutes 45 Seconds to the right and run Southerly a distance of 150.0 feet to a point; thence turn an angle of 90 Degrees 28 Minutes 15 Seconds right and run Westerly a distance of 95.0 feet to the point of beginning; being situated in Shelby County, Alabama.