

THIS INSTRUMENT PREPARED BY:

Roy L. Martin
1960 Hwy 33, Suite A
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Venture Developers, LLC
111-A Owens Parkway
B'Ham, AL 35244

STATE OF)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ninety-five Thousand Dollars (\$95,000.00) paid to the undersigned grantor, Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), by Venture Developers, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama to wit:

Lot 1 according to the Survey of Regency Park, Phase Two as recorded in Map Book 26, Page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mining and mineral rights excepted.

SUBJECT TO: Easements and restrictions, if any, of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her, or their heirs, successors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his, her, or their heirs, executor, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on the 7th day of January 2005

WITNESS:

SOUTHERN LANDMARK DEVELOPMENT, LLC,
An Alabama limited liability company

By: Roy L. Martin
Roy L. Martin, Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as member of Southern Landmark Development, LLC, an Alabama limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of said Southern Landmark Development, LLC.

Given under my hand and official seal this 7th day of January, 2005.

My commission expires: 4-27-05

Notary Public: Dwenda H. Clayton