

2005050400213100 1/2 \$981.50
Shelby Cnty Judge of Probate, AL
05/04/2005 10:54:11AM FILED/CERT

This instrument was prepared by:

Patrick F. Smith, Attorney at Law
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Mail Tax Notice to:

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00) in hand paid by **LEVERAGE, LLC**, an Alabama Limited Liability Company (hereinafter referred to as "GRANTEE") to **LEVERAGE, INC.**, an Alabama Corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate in Jefferson County, Alabama, to wit:

See Exhibit "A" Attached for Legal Description

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2005 which are a lien but which are not yet due and payable, ad valorem taxes for future years, and any and all other matters of public record. Including, but not limited to: (1) Commercial Lease by and between Leverage, Inc. to Jacks Food Systems, Inc., filed in Book 212, Page 378, Assignment of Lease recorded in Book 212, Page 384, Collateral Assignment of Lessees Interest in Lease, recorded in Instrument No. 1997-20808.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor, other than may be excepted herein above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 25th day of April, 2005.

LEVERAGE, INC.,

By: Edward A. McFarland
Edward A. McFarland, President

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Edward A. McFarland**, whose name is signed to the foregoing instrument as President of **Leverage, Inc.**, an Alabama Corporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2005.

Notary Public
My commission expires: 10/04/2008

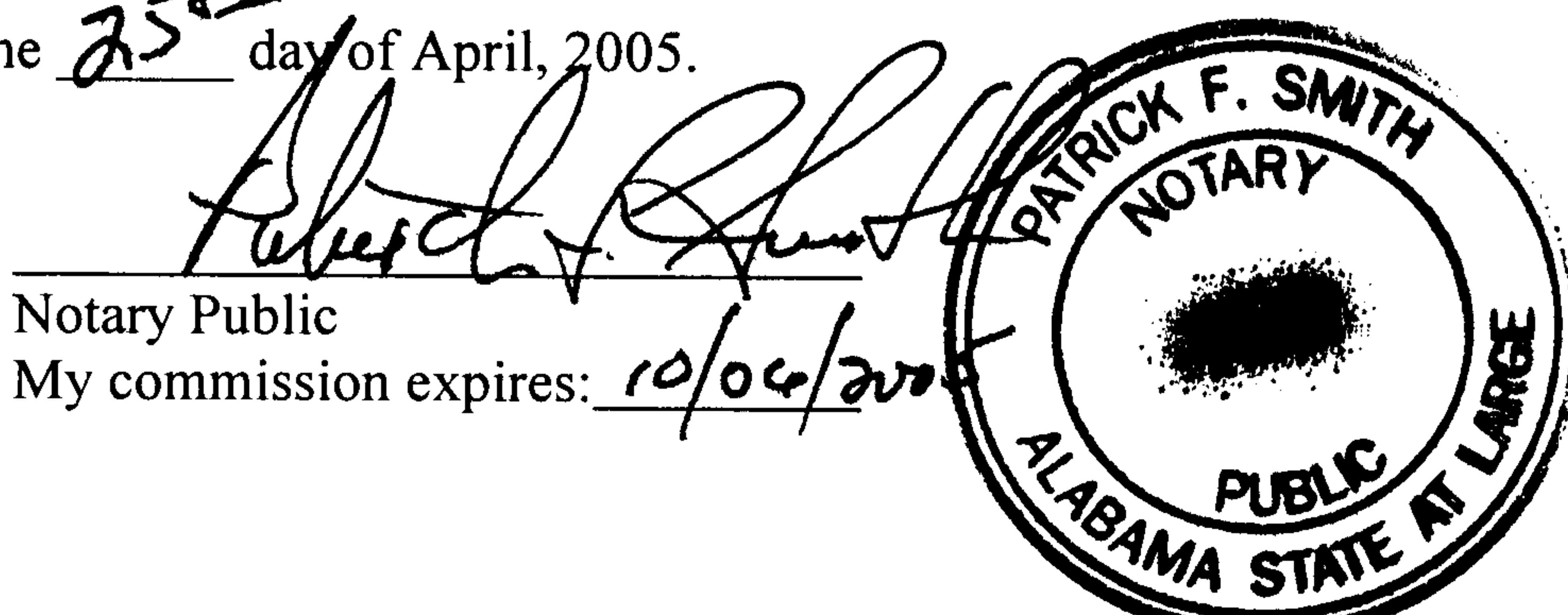


EXHIBIT "A"



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situated in Shelby County, Alabama, to-wit: A part of Lots 22, 23 and a part of the $\frac{1}{2}$ of lot 21, of Block 3 of the Nickerson-Scott Survey as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of Lot 23 run westerly along the North boundary line of said Lot 23 for 18.15 feet for the point of beginning of the land herein described; thence continue westerly along the north boundary line of Lot 23 for 120.1 feet, more or less, to a point on the East right of way line of U.S. 31 Highway; thence turn an angle of 84 deg. 29 min. to the left and run southwesterly along the East R.O.W. line of said U.S. 31 Highway for 131.47 feet, more or less, to the point of intersection of the East R.O.W. line of U.S. 31 Highway and the South boundary line of the $\frac{1}{2}$ of Lot 21 of Block 3 of said Nickerson-Scott Survey; thence turn an angle of 90 deg. 33 min to the left and run Easterly along the south boundary line of the $\frac{1}{2}$ of Lot 21 for 123.73 feet; thence turn an angle of 91 deg. 08 min. to the left and run northeasterly 141.89 feet, more or less, to the point of beginning.

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax: \$967.50

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