20050714000353570 1/2 \$665.00 Shelby Cnty Judge of Probate, AL 07/14/2005 02:59:55PM FILED/CERT

This instrument was prepared by Mitchell A. Spears
Attorney at Law
P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Send Tax Notice to:

(Name) \_\_\_\_\_ M & M Properties

(Address) \_\_\_\_ 354 Highway 54

Montevallo, AL 35115

Corporation Form Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$1,650,000.00) to the undersigned grantor, Salem Manor, Inc., an Alabama Corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto M & M Properties, an Alabama General Partnership (75.7576% interest), Micheal S. Allen, Sr. (12.1212% interest) and Michael A. Eubanks (12.1212% interest) (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

Commence at the Southwest corner of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section a distance of 1,312.04 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 759.75 feet to a steel pin corner on the Westerly margin of Shelby County Highway No. 15; thence turn 122 degrees 55 minutes 13 seconds left and run Northwesterly along said margin of said Highway a distance of 556.45 feet to a steel pin corner; thence turn 84 degrees 16 minutes 55 seconds left and run Southwesterly a distance of 81.0 feet to a steel pin corner; thence turn 104 degrees 09 minutes 43 seconds right and run North-Northwesterly a distance of 123.00 feet to a steel pin corner; thence turn 70 degrees 48 minutes 54 seconds left and run Westerly a distance of 150.30 feet to a steel pin corner; thence turn 86 degrees 00 minutes 00 seconds left and run Southerly a distance of 87.00 feet to a steel pin corner; thence turn 87 degrees 00 minutes 00 seconds right and run Northwesterly a distance of 38.70 feet to a steel pin corner; thence turn 38 degrees 45 minutes 00 seconds right and run Northwesterly a distance of 38.70 feet to a steel pin corner; thence turn 90 degrees 22 minutes 21 seconds left and run Southwesterly a distance of 153.49 feet to a steel pin corner; thence turn 48 degrees 02 minutes 06 seconds left and run Southerly a distance of 410.31 feet to the point of beginning.

## SUBJECT TO:

- Taxes, assessments or dues from the local district for the year 2005, and subsequent years.
- Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #1998-23683.

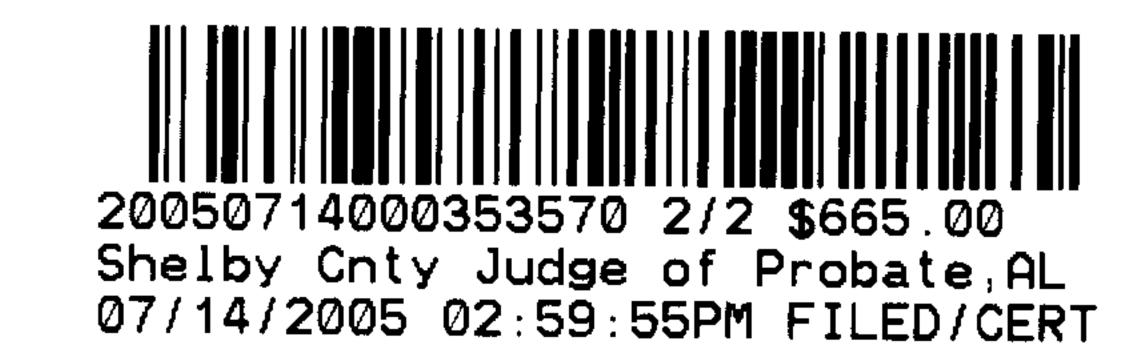
PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$1,000,000.00.

TO HAVE AND TO HOLD to the said GRANTEE, his successors and assigns forever. And said GRANTOR does for itself, it successors and assigns, covenant with said GRANTEE, his heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE his heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/14/2005

State of Alabama

Deed Tax: \$650.00



IN WITNESS WHEREOF, the said GRANTOR by Douglas V. Black, its President, and Ronny D. Landrum, its Secretary/Treasurer, who are authorized to execute this conveyance, have hereto set their signatures and seal, this the 2th day of July, 2005.

Howken 1/2	Coch-
By: Douglas V. Black Its	: President
STATE OF ALABAMA	

SALEM MANOR, INC.

SHELBY COUNTY

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y:	Ronny	D.I	Landrum Its:	Secretary/Treasurer

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Douglas V. Black, whose name as President of Salem Manor, Inc. and Ronny D. Landrum, whose name as Secretary/Treasurer of Salem Manor, Inc., 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, as such

Given under my hand and official seal, this the \_\_\_\_\_\_ day of July, 2005.

officers and with full authority, executed the same voluntarily for and as the act of said corporation.