

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

**GRANTEE'S ADDRESS:**  
Southern Seeding Services, Inc.  
138 Fifth Avenue NE  
Alabaster, Alabama 35007



20051027000558820 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
10/27/2005 10:23:48AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand Six Hundred Fifty and 00/100 (\$100,650.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Marshall & Duke Associates, LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Southern Seeding Services, Inc.**, a corporation, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Members, Nancy B. Marshall and Linda W. Duke who is authorized to execute this conveyance, hereto set their signature and seal this the 26th day of October, 2005.

# Marshall & Duke Associates, LLC

Nancy B. Marshall, R.N.

Yi-jia 1929 Febr

Paulinde W. Duke, Th.D.

STATE OF ALABAMA )

# COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nancy B. Marshall and Linda W. Duke, whose names as Members of Marshall & Duke Associates, LLC, a 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, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of October, 2005.

~~NOTARY PUBLIC~~

~~NOTARY PUBLIC~~  
My Commission Expires:

3/3707

Shelby County, AL 10/27/2005  
State of Alabama

Deed Tax: \$101.00

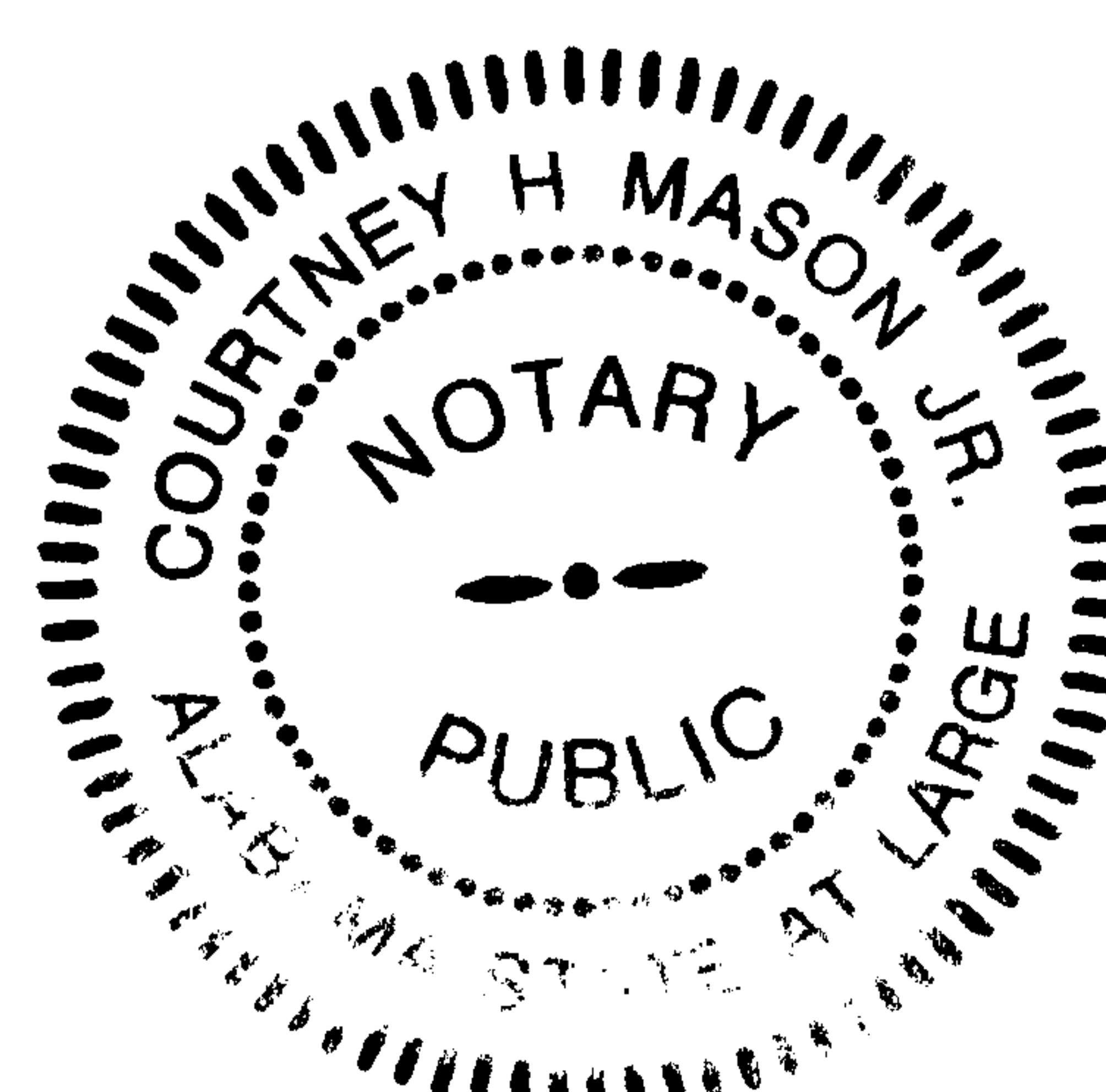


Exhibit "A"



20051027000558820 2/2 \$115.00  
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Commence at the NE corner of Lot 28, Block 2, Nickerson - Scott Survey of Alabaster recorded in Map Book 3, Page 34 in the Probate office of Shelby county, Alabama, said point of being on the Southerly right of way line of 5<sup>th</sup> Avenue SW; thence North 87 degrees 57 minutes 53 seconds East and run along said right of way a distance of 100.00 feet to the point of beginning; thence continue along the last described course a distance of 95.00 feet; thence South 14 degrees 26 minutes 38 seconds East and run a distance of 206.50 feet; thence South 89 degrees 57 minutes 53 seconds West and run a distance of 155.00 feet; thence North 02 degrees 25 minutes 54 seconds East and run a distance of 200.19 feet to the point of beginning.

NBM  
JWD