

THIS DEED WAS PREPARED BY:

SEND TAX NOTICES TO:

JOHN DAUGHERTY
ATTORNEY AT LAW
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226

D & D, L.L.C.
1601 GENTILLY DRIVE ✓
VESTAVIA HILLS, AL. 35226

WARRANTY DEED

\$10,000.00
for

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Venture Development, L.L.C., an Alabama Limited Liability Company, (Grantor) hereby grant, bargain, sell and convey unto D & D, L.L.C., an Alabama Limited Liability Company, (Grantees), all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

VENTURE DEVELOPMENT, L.L.C. TO D&D, L.L.C.

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING THE A PART OF THE SAME LAND DESCRIBED IN A RELEASE TO VENTURE DEVELOPEMENT, INC., RECORDED IN INSTRUMENT NO. 1992-030519, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, and subsequently conveyed to D & D, L.L.C. in Instrument No. 1999-52416. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE N 00°36'51" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 548.72 FEET TO A POINT;

THENCE S 89°13'43" W, A DISTANCE OF 197.42 FEET POINT
of beginning;

THENCE N 23°16'08" W, A DISTANCE OF 282.53 FEET, TO A
POINT;

THENCE S 45°32'26" W, A DISTANCE OF 233.00 FEET TO A
POINT;

THENCE S 00°09'06" W, A DISTANCE OF 100.10 FEET TO A
POINT;

THENCE S 89°13'43" E, A DISTANCE OF 278.21 FEET TO THE
POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL
CONTAINS 1.02 ACRES OF LAND.

The above described property does not constitute any part of the homestead of the
grantor.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND
ENCUMBRANCES OF RECORD.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its
SUCCESSORS, HEIRS and ASSIGNS FOREVER in fee simple forever, together with every
contingent remainder and right of reversion.

Venture Development, L.L.C. warrants that it will perform whatever actions are
necessary for a speedy full and complete conveyance of the above described real property in
exchange for a swap, transfer and/or conveyance of adjacent real property owned by D & D,
L.L.C. Each of these two (2) respective deeds will be executed and recorded of even date. Each
of these properties will be exchanged simultaneously one for the other. If one of these
properties cannot be exchanged for the other, then this conveyance will be considered null and
void leaving each of the two (2) parties where they were prior to the execution of this document.
If a problem arises rendering one or both of the titles from being transferred to the other party,

there will be a reasonable time for the problem to be resolved such that the complete title is transferred.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, successors and administrators covenant with the said grantees, their heirs, successors and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that it is free from any and all environmental concerns; that it is 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, his(its) heirs, successors and assigns forever, against the lawful claims of all persons and entities.

Given under my hand and seal, this 2nd day of November, 2005.

Venture Development, L.L.C. (Grantor)

BY: David Kraftsow
DAVID KRAFTSOW

ITS: MANAGING MEMBER

State of Alabama)
County of Shelby)

Shelby County, AL 11/02/2005
State of Alabama

Deed Tax: \$70.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Kraftsow, whose name as a Managing Member of Venture Development, L.L.C., an Alabama Limited Liability Company as 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 this conveyance, he, as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 2nd day of November 2005.

[Signature]
Notary Public

My Commission expires: _____