



20060117000026210 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/17/2006 04:18:40PM FILED/CERT

This Instrument prepared by:
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100 Centerview Drive, Suite 180
Birmingham, Alabama 35216

Send Tax Notice to:
D & D, L.L.C.
1601 Gentilly Drive
Vestavia Hills, AL 35226

Benjamin D. Dabbs, Esq.
Venture Development, Inc.

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

(with reference to prior Instrument recorded
as Instrument No. 20051102000570640)

WHEREAS, THIS INSTRUMENT is given in reference to that certain deed from Grantor (described below) to Grantee (described below) dated November 2, 2005 recorded in the Probate Office of Shelby County, Alabama as Instrument No. 20051102000570640 ("Prior Deed") in order to evidence that as of the date of the recordation of said Prior Deed, any and all actions and conditions necessary for the full and complete conveyance of the below described real property in exchange for adjacent real property as referenced in said Prior Deed were and had been fully completed and performed as of the date of recordation of said Prior Deed; that title to the real property described below was fully sold and conveyed to Grantee as provided in the said Prior Deed as of the date of recordation of said Prior Deed; and this instrument is being given in order to confirm and clarify that said Prior Deed did in fact fully convey without condition, restriction or possible reverter, all of the real property described below to the Grantee as of the date of the recordation of said Prior Deed; and Grantor hereby amends and restates the Prior Deed as follows in order to remove any and all references to any and all conditions or actions which might have been conditions to full conveyance of the following described real property as contained in the Prior Deed:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, VENTURE DEVELOPMENT, L.L.C., an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto D & D, L.L.C., an Alabama limited liability company ("Grantee"), its successors and assigns, all its right, title, and interest in the following described real estate situated in Shelby County, Alabama, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto:

A parcel of land in the Northeast quarter of the Northwest quarter of Section 12, Township 21 South, Range 3 West, being a part of the same land described in a Release to Venture Development, 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;



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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 to 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.

SUBJECT TO easements, reservations, restrictions, and encumbrances of record.

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

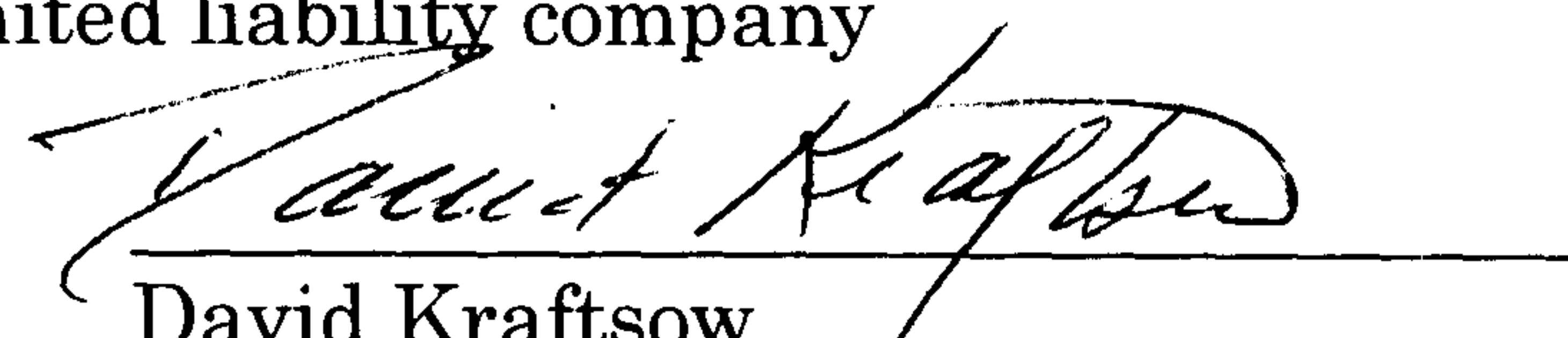
TO HAVE AND TO HOLD, to the said Grantee, and the successors and assigns of Grantee, forever. And said Grantor does for itself, and for the successors and assigns of Grantor, covenant with said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of the Property, that it is free from any and all environmental concerns; that the Property is free from all encumbrances, except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and the successors and assigns of Grantor shall, warrant and defend the same to the said Grantee, and the successors and assigns forever of Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 21st day
of DECEMBER, 2005.

"GRANTOR:"

VENTURE DEVELOPMENT, L.L.C., an Alabama
limited liability company

By:



David Kraftsow

Its:

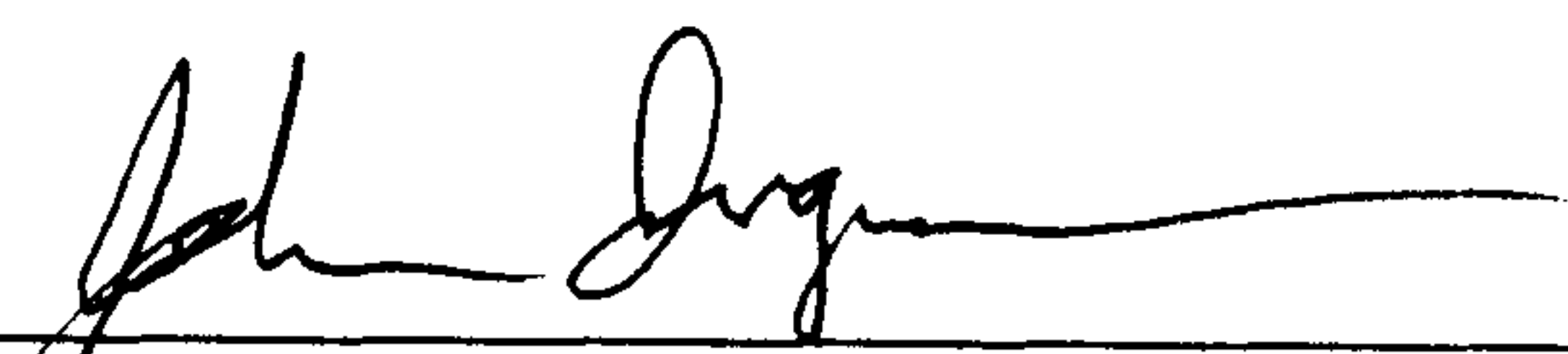
Manager

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STATE OF ALABAMA)
COUNTY OF JEFFERSON :

I, the undersigned, a Notary Public in and for said County in said State hereby certify that DAVID KRAFTSOW, whose name as Manager of VENTURE DEVELOPMENT, L.L.C., 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 as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 21st day of December, 2005



Notary Public
My Commission Expires: 5/07/06

{NOTARIAL SEAL}