

Send Tax Notice To:  
Ken Underwood Development, Inc.  
198 Narrows Drive, Suite 102  
Birmingham, Alabama 35242

*This instrument was prepared by:*  
Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

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**Statutory Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF TWO HUNDRED THOUSAND and NO/100 DOLLARS (\$200,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SHELBY LAND & DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **KEN UNDERWOOD DEVELOPMENT, INC.**, an Alabama corporation, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, according to the Survey of Airport Commons, as recorded in Map Book 36, Page 139 in the Probate Office of Shelby County, Alabama

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

**The above Property is conveyed subject to:**

1. ad valorem and similar taxes for 2006 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Easement(s)/ Right(s) of Way granted Shelby County as recorded in Volume 244, Page 129 and Volume 239, Page 237;
4. Release of damages recorded in Volume 352, page 805 and Volume 352, Page 813.
5. Easements, restrictions, setback lines, right of ways and notes as shown on the Resurvey of Airport Commons as recorded in Map Book 39, Page 113 in the Office of the Judge of Probate of Shelby County, Alabama;
6. Restrictions appearing of record in Book 352, Page 818.

Sharp



7. Right of Way to City of Calera as recorded in Instrument #1998-21395 and Instrument #1998-21396.
8. Easements, restrictions, setback lines, right of ways and notes as shown on the plat of Millennium Park as recorded in Map Book 27, Page 125 A,B,C in the Office of the Judge of Probate of Shelby County, Alabama; and
9. Any and all matters of record.

ALL OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

**TO HAVE AND TO HOLD** unto the said Grantee, its 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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

26<sup>th</sup> IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of April, 2006.

**SHELBY LAND & DEVELOPMENT, LLC,**  
an Alabama limited liability company

By: 

John A. Mayhall  
Its: Member

By: CIK, LLC

Its: Member

By: 

Ken H. Underwood  
Its: Sole Member

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that **John A. Mayhall** whose name as Member of **Shelby Land & Development, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26<sup>th</sup> day of April, 2006.



Notary Public

My commission expires: 5-13-2008

[NOTARIAL SEAL]

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Shelby Cnty Judge of Probate, AL  
04/27/2006 03:12:43PM FILED/CERT

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that **Ken H. Underwood.**, whose name as Sole Member of CIK, LLC, an Alabama limited liability company, as Member of **SHELBY LAND & DEVELOPMENT, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said companies.

Given under my hand this the 26<sup>th</sup> day of April, 2006.



Notary Public

My commission expires: 5-13-2008

[NOTARIAL SEAL]