

**THIS INSTRUMENT PREPARED BY:**

**SEND TAX BILL TO:**

Phillip G. Stutts, Esq.  
Leitman, Siegal & Payne, P.C.  
600 North 20<sup>th</sup> Street, Suite 400  
Birmingham, Alabama 35203

Calvine South, LLC  
217 Lacey Avenue  
Maylene, Alabama 35114

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Two Million Six Hundred Thousand and no/100 Dollars (\$2,600,000.00)**, the receipt and sufficiency of which are hereby acknowledged, **KEN UNDERWOOD DEVELOPMENT, INC.**, an Alabama corporation ("Grantor") hereby grants, bargains, sells and conveys unto **CALVINE SOUTH, LLC**, an Alabama liability company ("Grantee") that certain tract or parcel of land in Shelby County, State of Alabama described on **EXHIBIT "A"**, which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on **Exhibit "B"** which is attached hereto and incorporated herein by reference as well as to all taxes for the year 2006 and subsequent years not yet due and payable.

**ALL of the purchase price recited above was paid from a purchase money mortgage executed simultaneously with delivery of this deed.**

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, hereto sets its signature and seal this the 19<sup>th</sup> day of June, 2006.

**KEN UNDERWOOD DEVELOPMENT, INC.**



By: Ken Underwood  
Its: President

*Leitman Siegal*

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

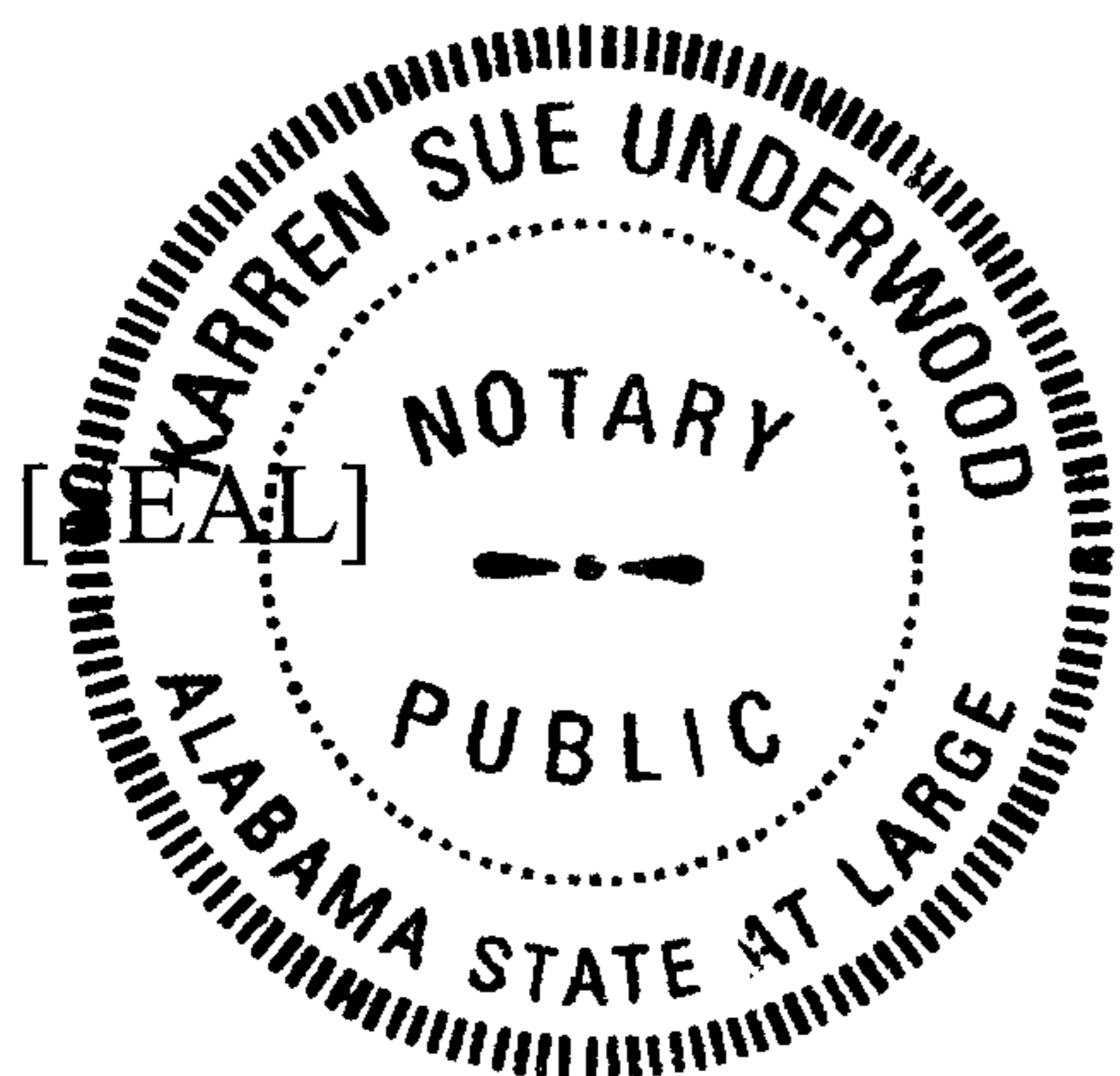
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Underwood, whose name as President of KEN UNDERWOOD DEVELOPMENT, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of June, 2006.

*Karen Sue Underwood*

Notary Public

My Commission Expires: MY COMMISSION EXPIRES  
MAY 3, 2010




20060622000300790 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/22/2006 02:02:38PM FILED/CERT

# EXHIBIT "A"

## LEGAL DESCRIPTION

Lot 7, according to the Survey of Greystone Highlands Commercial Subdivision, as recorded in Map Book 20, page 25, in the Probate Office of Shelby County, Alabama.

  
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## EXHIBIT "B"

### Permitted Encumbrances

1. Property taxes for 2006 and subsequent years not yet due and payable.
2. Easements as shown by recorded map.
3. Restrictions recorded in Instrument 1995/18410, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 349, page 230; Deed Book 4, page 486 and Deed Book 4, page 488, in the Probate Office of Shelby County, Alabama.
5. Covenant and Agreement for water service recorded in Real Volume 235, page 611, in the Probate Office of Shelby County, Alabama.
6. Terms and conditions as described in Instrument 1996/34645, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1999/12009, in the Probate Office of Shelby County, Alabama.
8. Rights of parties in possession.



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