


THIS INSTRUMENT WAS PREPARED BY:
Charles E. Davis, Jr., Esq.
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
KMG Real Estate Holdings, LLC
3300 Hwy 11
Pelham, Alabama 35124

WARRANTY DEED


20060921000470070 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
09/21/2006 02:39:57PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS;**

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged I, Kenneth M. Graves, a married man, (hereinafter grantor), do grant, bargain, sell and convey unto KMG Real Estate Holdings, LLC, an Alabama Limited Liability Company, all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama:

See attached EXHIBIT 'A' for Legal Description

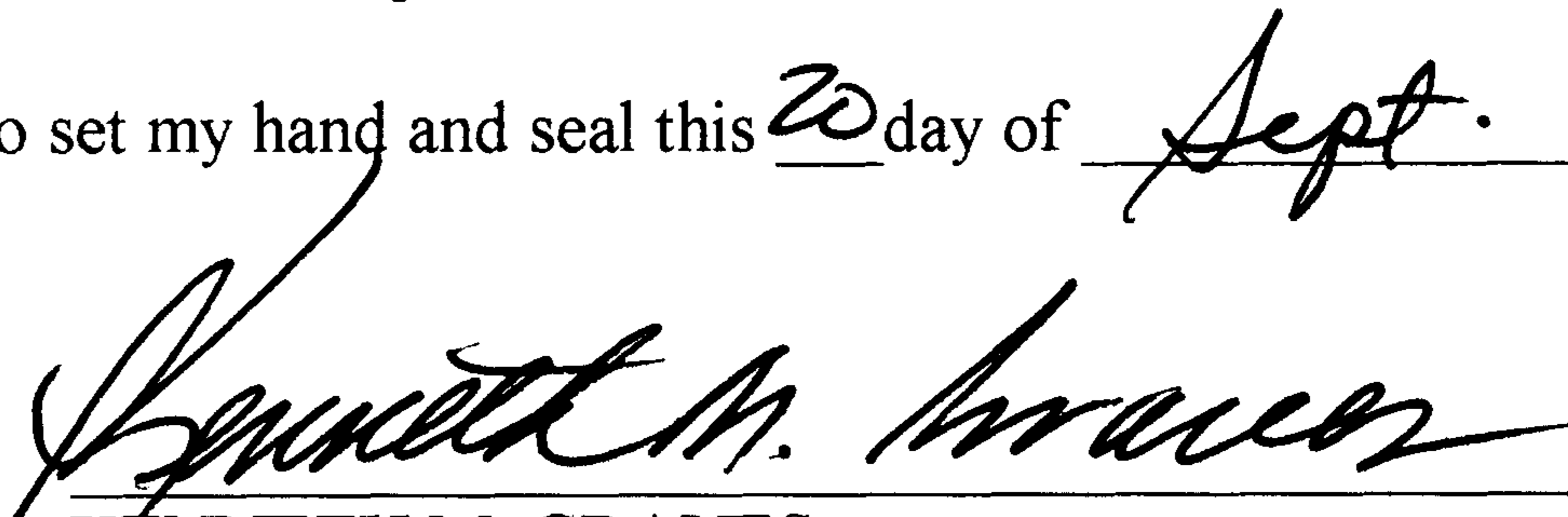
The property subject to this conveyance constitutes no part of the homestead of the grantor nor of the grantors spouse.

No title examination nor opinion was requested or performed in the preparation of this instrument.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, his/her/their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/theirs heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of Sept., 2006.


KENNETH M. GRAVES

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth M. Graves, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of Sept., 2006.


Notary Public

My Commission Expires: 10/28/06

EXHIBIT "A"


20060921000470070 2/2 \$164.00
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A lot in the Town of Calera, Alabama, described as follows:

Commencing at the point of intersection of the East right-of-way line of the Birmingham Montgomery Highway, being U. S. Highway #31, with the center line of the L & N Railroad Company's "Y" track in the Town of Calera and run thence North 2 deg. 53 min. East for a distance of 662.13 feet to an iron pin for point of beginning of the lot herein described; thence run South 88 deg. 45 min. East along the North line of lot belonging to Calera Motor Company a distance of 240.10 feet to an iron pin on West right-of-way line of the "Y" track of the said L & N Railroad Company; thence North 13 deg. 15 min. East (North 13 deg. 16 min. East, measured) along the West right-of-way line of said "Y" track for a distance of 76.64 feet (76.65 feet, measured) to an iron pin; thence run North 88 deg. 45 min. West (North 88 deg. 44 min. 58 sec. West, measured) for a distance of 253.92 feet to an iron pin on East right-of-way line of 12th Street or Montgomery Avenue; run thence South 2 deg. 53 min. West for a distance of 75 feet to point of beginning, and being part of lands described as Blocks 2 and 3 of the Map of Calera, Alabama, drawn by the South and North Alabama Railroad Company and showing the division of the lands between said Railroad Company and others, as shown of record in Deed Book 3 page 112 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 09/21/2006
State of Alabama

Deed Tax: \$150.00