20060921000470080 1/2 \$44.50 Shelby Cnty Judge of Probate, AL 09/21/2006 02:39:58PM FILED/CERT

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

## CORPORATION WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY		KNOW ALL MEN BY THESE PRESENTS:
COULT OF SHEET	<b>,</b>	

That in consideration of Thirty Thousand One Hundred Ninety Six Dollars and 00/100 (\$30,196.00), to the undersigned Grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, Mainline Heating and A/C, Inc., (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto KMG Real Estate Holdings, LLC, an Alabama Limited Liability Company, (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

For Legal Description
See Attached
EXHIBIT 'A'

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

To have and to hold unto the said grantees, their heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the president of said corporation who is duly authorized, has hereunto set his hand and seal this day of \_\_\_\_\_\_\_, 2006.

| Constant | Constant |
| Constant | Constant |
| Constant

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kenneth M. Graves, as the president of Mainline Heating and A/C, Inc., 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 for and as the act of the corporation on the day the same bears date.

GIVEN under my hand and official seal this the Zoday of \_\_\_\_

Notary Public

My Commission Expires

11

10/28/06

## EXHIBIT 'A

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A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING PART OF THE SAME LAND DESCRIBED IN A DEED TO THOMAS R. AND CLIASSA EDWARDS, RECORDED IN DEED BOOK 353 AT PAGE 551, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND TO BE KNOWN AS LOT 1 OF WESTSIDE VILLAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL FOUND AT THE NORTHEAST CORNER SAID SECTION 28;

THENCE S 00 DEGREES 19' 57" W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 818.45 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 70,

THENCE N 88 DEGREES 02' 24" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 38.14 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE RIGHT IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 5855.51 FEET AND A CHORD BEARING OF N 87 DEGREES 10' 28" W, AN ARC LENGTH OF 176.86 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE, A CHORD BEARING OF N 85 DEGREES 15' 18" W, AN ARC LENGTH OF 215.50 FEET TO 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165".

THENCE S 00 DEGREES 19' 57" W, A DISTANCE OF 316.58 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165".

THENCE S 89 DEGREES 40' 03" E, A DISTANCE OF 214.85 FEET TO A POINT.

THENCE N 00 DEGREES 19' 57" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.517 ACRES OF LAND.

LESS AND EXCEPT THE EAST 30 FEET FOR WESTSIDE LANE.