20061017000512820 1/1 $12.00
Shelby Cnty Judge of Probate,AL
10/17/2006 10:11:59AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Land South Contractors, Inc.
130 Inverness Plaza, No. 201
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Ninety Thousand and no/100 Dollars ($190,000.00)**, to the undersigned grantor in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama (herein referred to as grantor)** does grant, bargain, sell and convey unto, **LAND SOUTH CONTRACTORS, INC., (herein referred to as GRANTEE)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Site 7C, according to a Re-Subdivision of Site 7A, being a Resurvey of Sites 5A and 7A, Shelby West Corporate Park, as recorded in Map Book 35, Page 31, in the Probate Records of Shelby County, Alabama. Situated in Shelby County, Alabama.

$258,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

SUBJECT TO THE FOLLOWING:
(1) Taxes for 2007 and subsequent years, 2007 ad valorem taxes are a lien but not due and payable until October 1, 2007.
(2) Restrictive covenants as recorded in Instrument No. 1996-38767, and Inst. No. 2001-20649 in the Probate Office.
(3) Title to all minerals within and underlying above caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 352, page 805, and Real Book 270, page 714, in Probate Office.
(4) 50-foot front building setback line; 25-foot rear building set back line with a 10-foot sanitary sewer easement inside said set back line; 15-foot West side building set back line with 10-foot sanitary sewer easement inside said set back line and 15-foot East side building set back line as shown on recorded map.
(5) 40-foot storm sewer easement on West side of said lot as shown on recorded map.

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

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors 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; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama,** by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October, 2006.

SHELBY COUNTY, ALABAMA, a political Subdivision of the State of Alabama

BY: _____
Alex Dudchock, County Manager

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager for Shelby County, Alabama, a political subdivision of the State of Alabama, 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, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of October, 2006.

_____
Notary Public

My Commission Expires: 10-6-08