

WARRANTY DEED

This instrument was prepared by:
B/CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Kenneth W. Bettini
50 Commerce Drive
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred twenty four thousand five hundred and no/100 (\$324,500.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **C & C Realty, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kenneth W. Bettini as to 50%, Robert J. Reuse as to 25% and Roger E. Reuse as to 25%** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

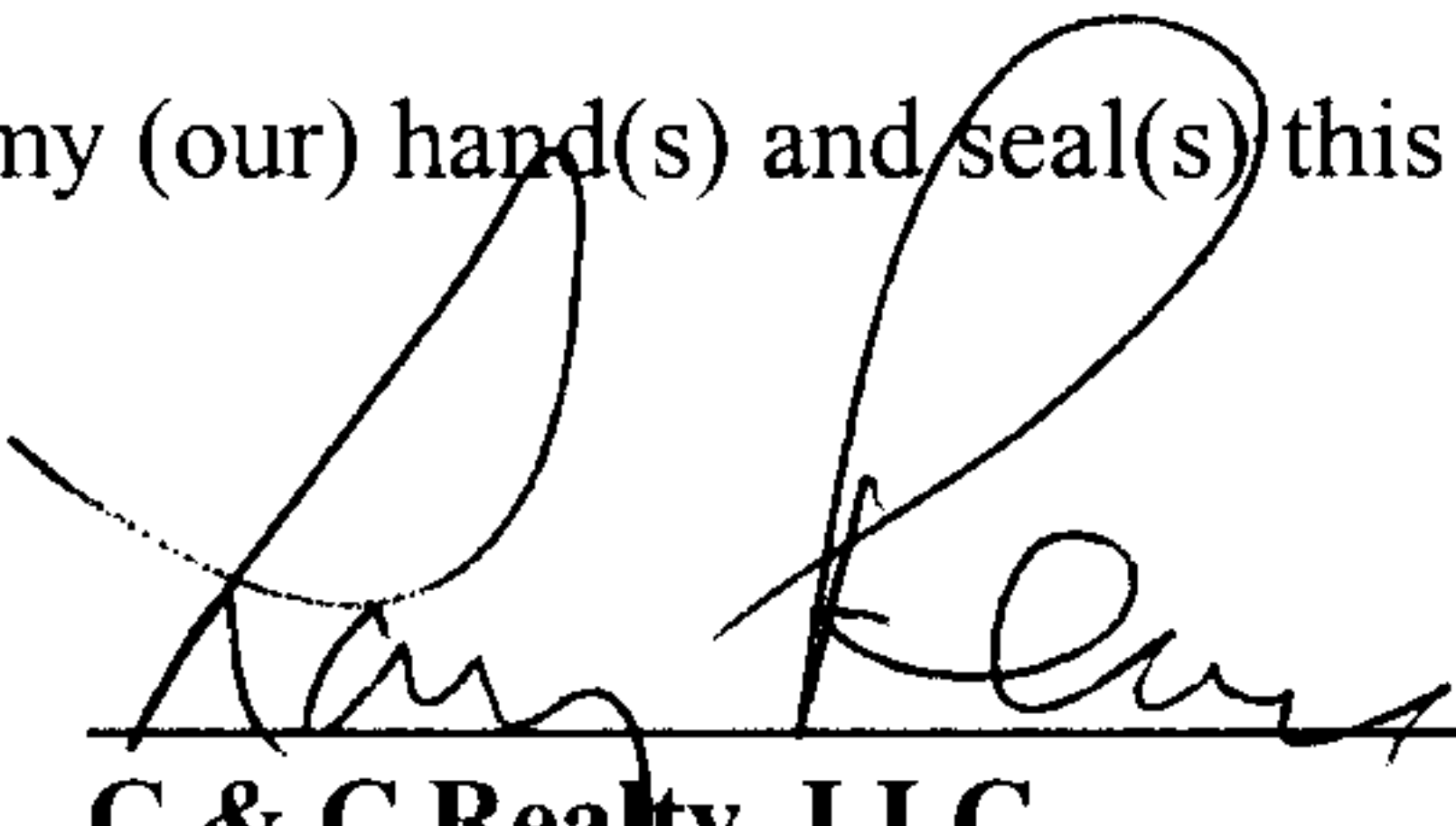
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of May, 2007.



C & C Realty, LLC
By: Larry Pearce
Its: Member

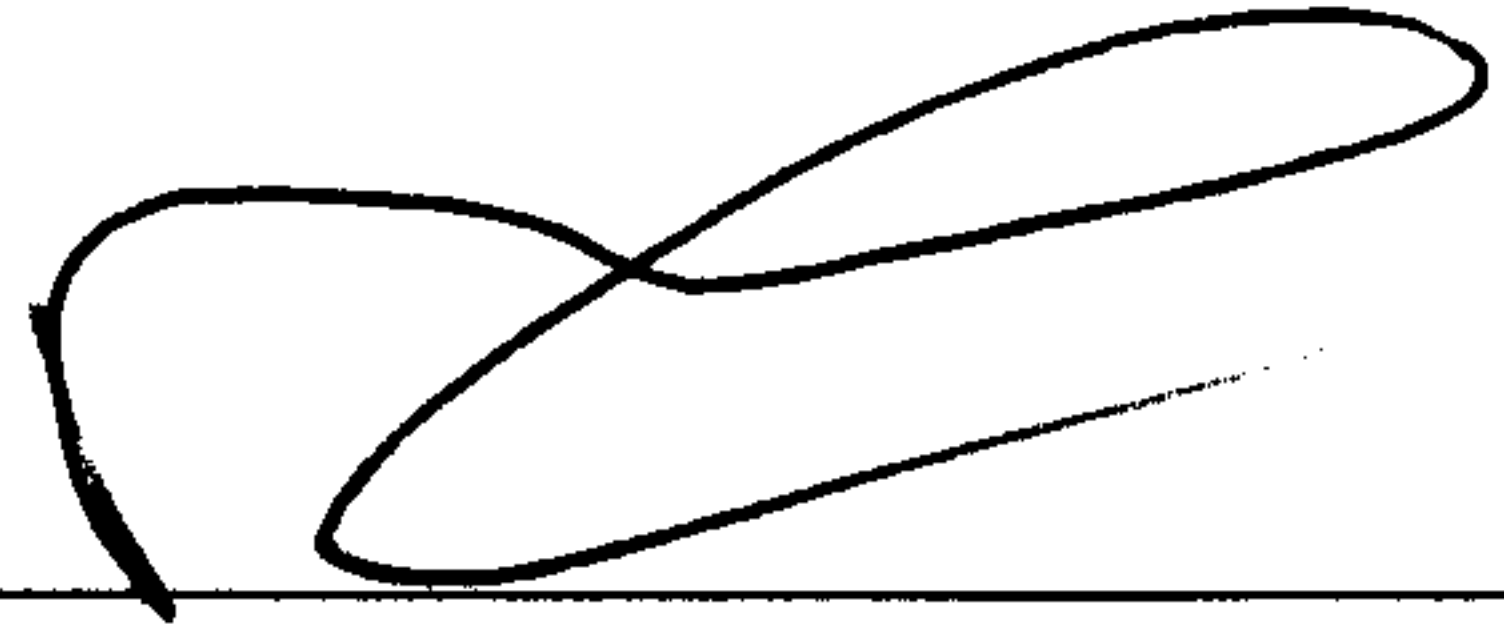
STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Larry Pearce whose name as Member of **C & C Realty, LLC**, 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 this conveyance, he/she/they executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 23rd day of May, 2007.

Shelby County, AL 05/25/2007
State of Alabama

Deed Tax: \$324.50



Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009



20070525000245530 2/2 \$339.50
Shelby Cnty Judge of Probate, AL
05/25/2007 01:21:01PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 21 South, Range 3 West, more particularly described as follows: Commencing at the NE corner of the NE $\frac{1}{74}$ of the NE $\frac{1}{4}$ of said Section 13 and run West along the North line of said Forty acres a distance of 144 feet to point of beginning of the property herein described; thence continue West along the North boundary of said forty acres, to the intersection with the Northeast boundary of the right of way line of Interstate Highway No. 65; thence in a Southeasterly direction along the Northeast right of way line of Interstate Highway No. 65 to its intersection with the North right of way line of the L & N Railroad; thence in an Easterly direction along the North right of way line of said railroad a distance of 352 feet more or less to a point which is 194 feet West of the East line of said forty; thence North a distance of 465 feet more or less to a point on the North boundary of a County road; thence run in an Easterly direction along the North line of said road a distance of 62 feet more or less to a point which would be 144 feet West of the East line of said forty; thence run North a distance of 213 feet to point of beginning.

Less and except: A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 21 South Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of Section 13, Township 21, Range 3 West; thence run West along North line of Section 13 a distance of 144' to the Point of Beginning; thence continue along said line a distance of 62'; thence turn a deflection angle of 223.00'; thence turn a deflection angle of 69°8'3" and a distance of 66.33' to North right of way of Shady Acres Road; thence turn a deflection angle of 110°51'57" and a distance of 202' to the Point of Beginning.

Subject to:

Access Easement

Commencing at the grader blade at the NE corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, thence S 89°36'05" W a distance of 204.91 feet to a point; thence S 0°00'00" E a distance of 222.95 feet to an iron found; thence N 69°03'40" E a distance of 34.02 feet to a point, which is the point of BEGINNING; thence N 69°03'40" E a distance of 32.42 feet to an iron found; thence S 1°20'38" W a distance of 498.64 feet to a point; thence N 88°34'28" W a distance of 261.66 feet to a point; thence N 39°19'48" W a distance of 39.60 feet to a point; thence S 88°34'28" E a distance of 257.47 feet to a point; thence N 1°20'38" E a distance of 456.30 feet; to the point and place of BEGINNING.
Containing 0.51 acres, more or less;