

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Esq.  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Issis & Sons Carpet, Inc.  
2858 Highway 31 South  
Pelham, Alabama 35124

## CORPORATION WARRANTY DEED

THE STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Ten and no/100 Dollars (\$10.00), DOLLARS, in hand paid to the undersigned, I & F Properties, LLC, (hereinafter referred to as "GRANTOR"), by Issis & Sons Carpet, Inc. (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

**Lot 4, according to the Final Plat of Circle I Business Complex, as recorded in Map Book 38, Page 58, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes for the current year, 2007, a lien but not yet due and payable.
2. Declaration of Protective Covenants for Circle I Business Complex recorded in Instrument 20070416000174630 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Transmission Line Permit(s) to Alabama Power Company recorded in Deed 101, Page 508; Deed 101, Page 555 and Deed 170, Page 288.
4. Rights of Ways granted to Shelby County recorded in Deed 104, Page 76.
5. Easements to Postal Telegraph and Cable Company as recorded in Deed 80, Page 40.
6. Encroachments by paved road and shared driveway as shown by the survey of R.C. Farmer and Associates, Inc., dated November 21, 2003.

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

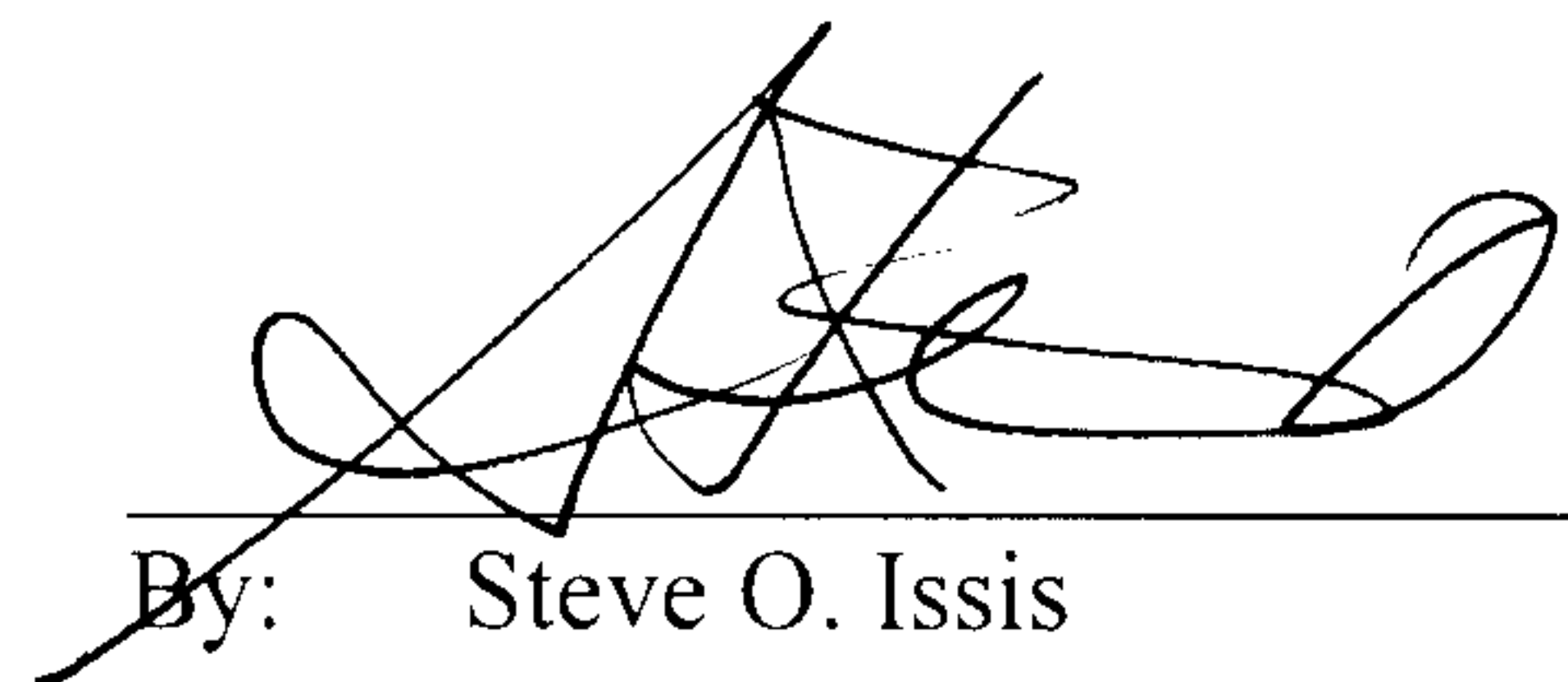
And said I & F Properties, LLC, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said I & F Properties, LLC, by Steve O. Issis, Manager of I & F Properties, LLC, who is authorized to execute this conveyance, has hereto set his signature and seal, this 21 day of June, 2007.

20070625000297100 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/25/2007 02:00:36PM FILED/CERT

ATTEST:

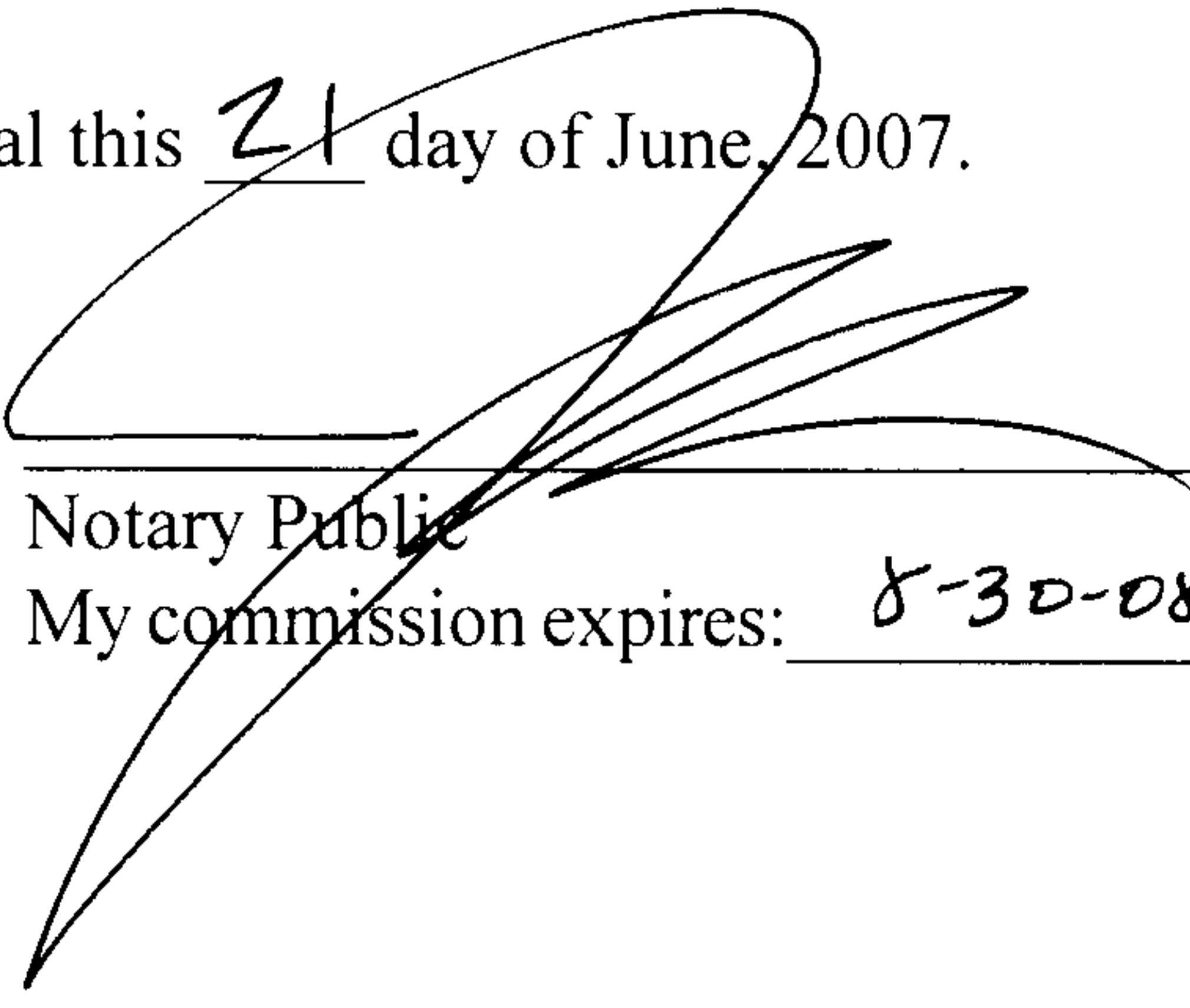
I & F Properties, LLC

  
By: Steve O. Issis  
Its: Manager

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve O. Issis, Manager of I & F Properties, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 21 day of June, 2007.

  
Notary Public

My commission expires: 8-30-08