


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
TMM Enterprises, LLC
18 Thoroughbred Road
Scott Depot, WV 25560

STATE OF ALABAMA)
COUNTY OF SHELBY)


20080313000104130 1/2 \$514.00
Shelby Cnty Judge of Probate, AL
03/13/2008 11:49:15AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred Thousand and No/100 Dollars (\$500,000.00), and other good and valuable consideration, paid to the undersigned grantor, Venture Developers, LLC, an Alabama limited liability company ("Grantor"), by TMM Enterprises, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 7, according to the Survey of Regency Park, Phase Two, as recorded in Map Book 26, at Page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (3) Restrictions, limitations and conditions as set out in Map Book 26, at Page 106; (4) Easement to Alabama Power Company as shown by instrument recorded in Inst. No. 2000-23199 in the Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 59, at Page 490, in Probate Office; (6) Easements as shown by recorded plat, including 7.5 feet on the Northerly side of the land.

This Deed is executed as required by the Articles of Organization and Operating Agreement of Venture Developers, LLC, and same have not been modified or amended.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/13/2008
State of Alabama
Deed Tax: \$500.00

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 4th day of March, 2008.

WITNESSES:

A. Marshall

A. Marshall

Venture Developers, LLC

By:

Michael L. Wood

Michael L. Wood, as its Manager

By:

Roy L. Martin

Roy L. Martin, as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood and Roy L. Martin, whose names as Managers of Venture Developers, LLC, an Alabama limited liability company, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, they, as such Managers and with full authority, executed the same for and on behalf of said limited liability company.

Given under my hand and seal this 4th day of March, 2008.

A. P. Marshall
Notary Public

My Commission Expires: 3/12/2011