

SEND TAX NOTICE TO:
Kellon Enterprises, LLC, 105 Hayesbury
Drive
Pelham, Alabama 35124

Shelby County, AL 04/25/2008
State of Alabama

Deed Tax: \$163.50

802040
This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Six Hundred Sixty Two Thousand Two Hundred Fifty Six dollars & Ten cents (\$662,256.10)** to the undersigned grantor, **Savannah Building Co., LLC** A limited liability company, in hand paid by **Kellon Enterprises, LLC**, hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby** County, Alabama, towit:

**LOT 13 HAYESBURY COMMERCIAL PARK PHASE I ACCORDING TO THE
PLAT THEREOF RECORDED IN MAP BOOK 30, PAGE 71, IN THE OFFICE OF
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$499,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 30, Page 71.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its **Member**, who is authorized to execute this conveyance, has hereto set its signature and seal, this **April 22, 2008**.

Savannah Building Co., LLC, By: Roger Wilkins, Member

By: 
Roger Wilkins

**STATE OF Alabama
COUNTY OF Jefferson**

I, Richard B. McClelland, a Notary Public in and for said County, in said State, hereby certify that **Roger Wilkins** whose name as **Member**, of **Savannah Building Co., LLC**, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of April, 2008.



Notary Public.

(Seal)

Richard B. McClelland
My Commission Expires: 10-19-2010

