

PREPARED BY:
VICKI N. SMITH, ATTORNEY
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051
(205) 669-4481

SEND TAX NOTICE TO: Ken's Cleaners Pelham, LLC
104 Pemberton Place
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

\$10,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, INEZ R. NASON, a widow (herein referred to as grantor), do grant, bargain, sell and convey unto KEN'S CLEANERS PELHAM, L.L.C., an Alabama Limited Liability Company (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run Easterly along the South line of said 1/4-1/4 section for 627.40 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 84.60 feet; thence turn left 90°00'00" and run Northerly for 130.00 feet; thence turn left 89°53'22" and run Westerly for 84.53 feet; thence turn left 90°16'39" and run Southernly for 130.0 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 512; Deed Book 108, Page 378; and Deed Book 223, at Page 357, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of Way granted to South Central Bell by instrument recorded in Real 4, at Page 622 in Probate Office; (4) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264, at Page 28, in Probate Office; (5) Rights acquired by Alabama Power Company by virtue of condemnation as shown by Final Record 16, at Page 65, and Final Record 17, at Page 31, in Probate Office; (6) Encroachment of asphalt parking off of the land and encroachment of drive onto the land per Survey of M.D. Arrington dated August 1, 2000.

Grantee, Kenneth Nason, in that certain right of survivorship Warranty Deed conveying the above property to Kenneth Nason and Inez R. Nason on August 17, 2000, recorded Instrument No. 2000-28726 on August 22, 2000, in the Probate Court of Shelby County, Alabama, is deceased having died on July 20, 2005.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of May, 2008.

WITNESS:

Inez R. Nason
Inez R. Nason

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Inez R. Nason whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2008.

Vicki N. Smith
Notary Public
My Commission Expires: 3/14/2011

