

Send Tax Notice to:

**Shelby West Industrial Enterprises II, LLC
P.O. Box 530487
Birmingham, AL 35253**

**THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Four Hundred Thousand and no/100 Dollars (\$400,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **SHELBY COUNTY ALABAMA, political subdivision of the State of Alabama** (herein referred to as grantor) does grant, bargain, sell and convey unto, **SHELBY WEST INDUSTRIAL ENTERPRISES II, LLC**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Site 7B, according to the Map of a re-subdivision of Site 7A, as recorded in Map Book 35, Page 31, being a Resurvey of Sites 5A and 7A (A Resurvey of Part of Sites 4,5,6A and 7, being a Resurvey of Site 6 and Lot 1-A-1-A-1, Shelby West Corporate Park), as recorded in Map Book 29, Page 111, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- (1) Taxes for 2008 and subsequent years. 2008 ad valorem taxes are a lien but not due and payable until October 1, 2008.
- (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 352, Page 805 and Real Book 270, Page 714.
- (3) Transmission line permits to Alabama Power Company as recorded in Deed Book 57, Page 373 and as shown on map recorded in Map Book 28, Page 97 and Map Book 27, Page 61.
- (4) Restrictive covenants as recorded in Inst. No. 1996-38767 and Inst. No. 2001-20649.
- (5) 25-foot rear building set back line on West side of said lot with 10-foot sanitary sewer easement inside said set back line.
- (6) 15-foot side building set back line across the Northwest side of said lot with 10-foot sanitary sewer easement inside said set back line as shown on recorded map.
- (7) 40-foot storm sewer easement across the West side and on a portion of the North side of as shown on recorded map.
- (8) 15-foot side building set back line on southernmost side of said lot and on Northeast side of said lot as shown on recorded map.
- (9) 50-foot front building set back line across a portion of the East side of said lot.

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

And the undersigned 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 it is 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 **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama**, by its Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set it signature and seal, this the 12th day of June, 2008.



20080612000240160 2/2 \$15.00
Shelby Cnty Judge of Probate,AL
06/12/2008 01:30:13PM FILED/CERT

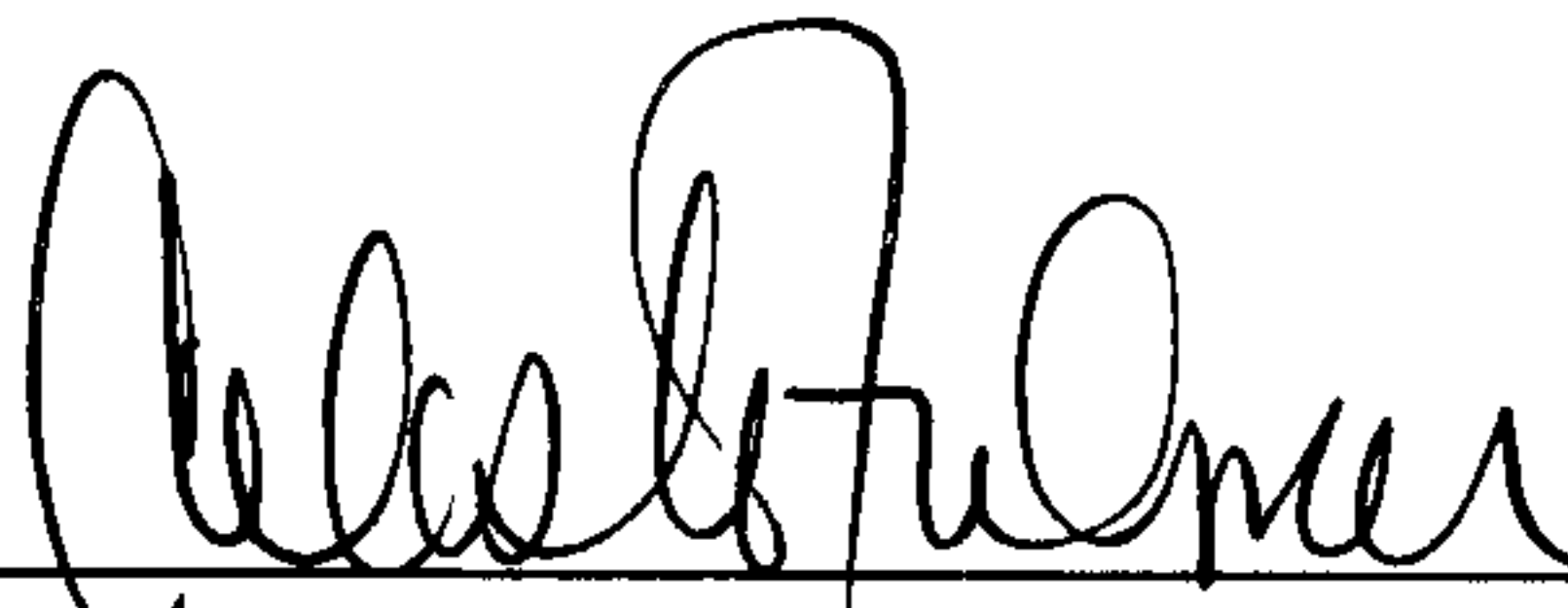
**SHELBY COUNTY, ALABAMA, a political
Subdivision of the State of Alabama**

BY 
Alex Dudchock, County Manager

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager for Shelby County, Alabama, a political subdivision of the State of Alabama, 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, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of June, 2008.


Notary Public
My Commission Expires: 10-6-08