

This instrument was prepared by:
Charles C. Dawson, Jr.
Dawson & Associates, LLC
2163 Pelham Parkway, Suite 211
Pelham, AL 35124

Shelby County, AL 07/15/2008
State of Alabama
Deed Tax: \$114.00

Send Tax Notice to:
Black Pond, LLC
P.O. Box 67
Montevallo, AL 35115



20080715000286330 1/1 \$125.00
Shelby Cnty Judge of Probate, AL
07/15/2008 02:26:07PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One-hundred thirteen-thousand six-hundred fifty-five and 48/100 dollars (\$113,655.48) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Pellegrino Victor Billitteri hereby remises, releases, quit claims, grants, sells, conveys to Black Pond, LLC (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW ¼- SW ¼ of Section 15 and the NW ¼- NW ¼, Section 22, Township 20 South, Range 3 West, Shelby County, Alabama described as:

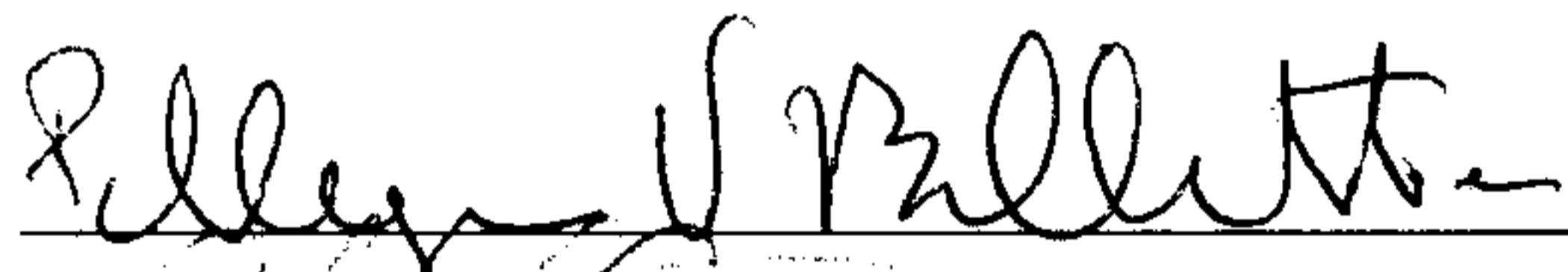
Commence at the Northeast corner of the NW ¼- of the NW ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence N 89°50'44" W along the North line of said Quarter-Quarter Section, 671.75 feet to a point, thence run S 57°50'40" E a distance of 97.06 feet to a point on the West right of way line of a 60.0 feet wide public road and the point of beginning of the property being described, thence run S 33°40'58" W along the said right of way line of Highway 261 (Main Street) a distance of 119.16 feet to a point, thence run N 54°00'48" W a distance of 10.02 feet to an existing concrete monument marking the change to an 80.0 feet wide public road, thence run S 47°37'55" W a distance of 2.12 feet to a point, thence run N 38°18'48" W a distance of 144.07 feet to a point, thence run S 55° 45'08" W a distance of 74.08 feet to a point on the East right of way line of a 30.0 feet wide public road, thence run N 0°44'29" E along said right of way line a distance of 164.28 feet to a point, thence run S 57°50'44" W a distance of 264.80 feet to the point of beginning, said property also being identified as being located at 3309 Highway 261, Helena, Alabama 35080.

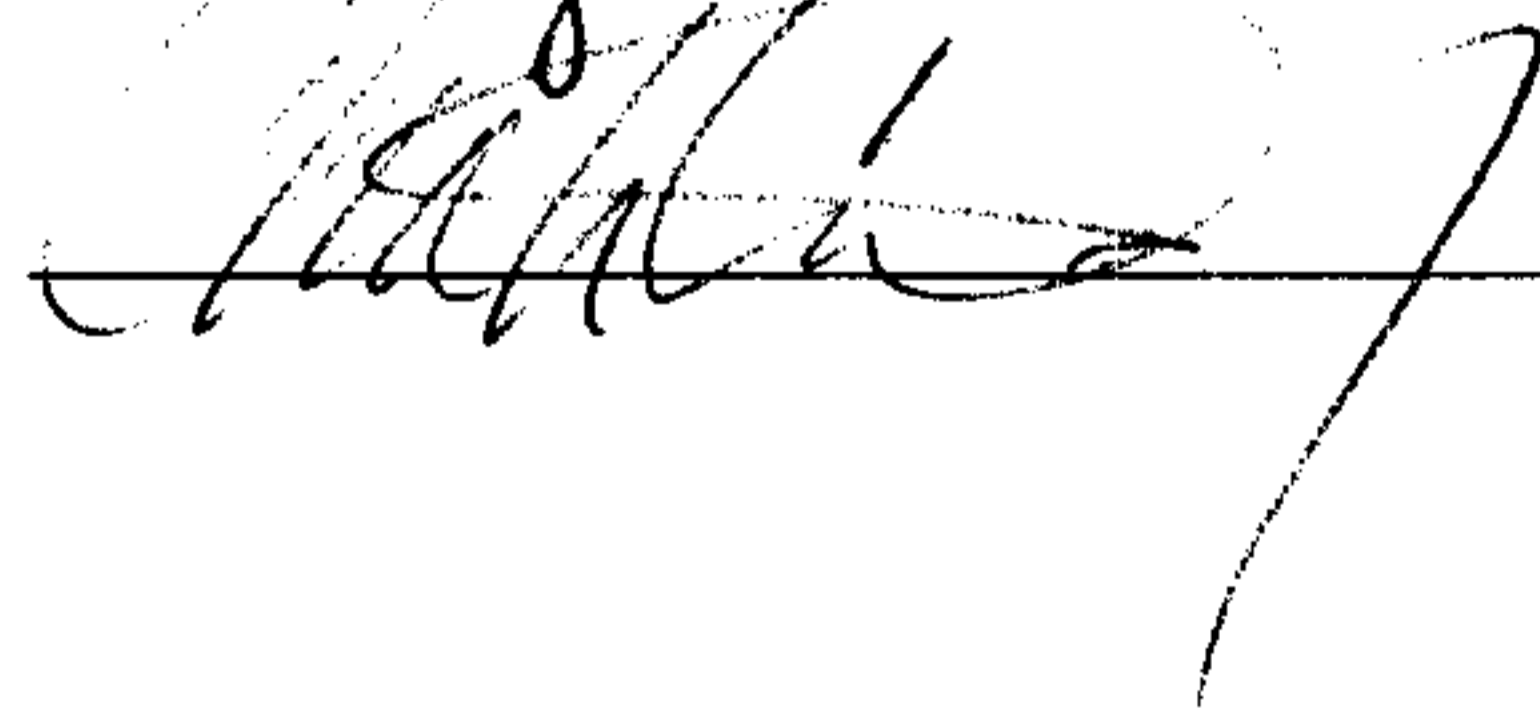
This deed expressly satisfies that certain mortgage from Black Pond, LLC to Pellegrino Victor Billitteri, dated December 2, 2004, recorded as instrument #2004 1228000793490 in the Probate Office of Shelby County, Alabama, and which mortgage was the subject of a foreclosure on the 13th day of July, 2007, said debt and property being purchased at foreclosure sale by Pellegrino Victor Billitteri and which foreclosure sale is evidenced by a Foreclosure Deed dated the 13th day of July, 2007, and recorded as instrument #2007 0719000337430.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 14th day of July, 2008.

Witnesses:

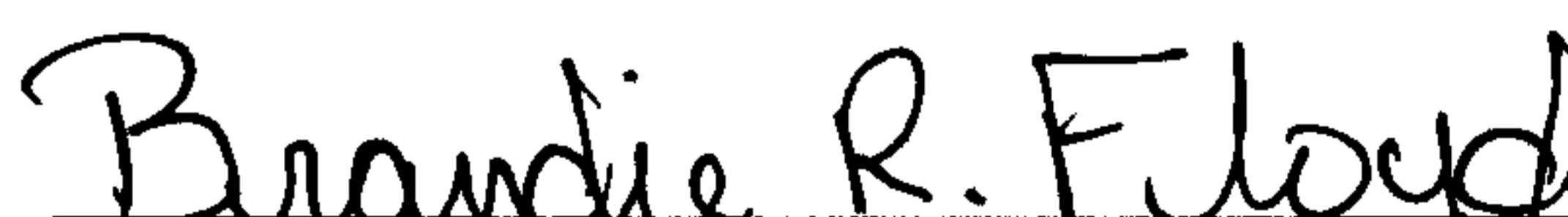




STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pellegrino Victor Billitteri, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2008.



NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: Aug 17, 2011 MY COMMISSION EXPIRES: Aug 17, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS