

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

~~\$415,000.00~~

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned M & F BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MAL PROPERTIES, LLC (hereinafter referred to as Grantee), with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit :

A parcel of land situated in the NE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the NE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West, thence run Easterly along the South line of said ¼ - ¼ Section a distance of 920.46 feet to a point on the Northwestern right of way line of a CSX Transportation Railroad right of way line; thence North 06 degrees 43 minutes 00 seconds East for a distance of 154.88 feet to a point; thence run North 83 degrees 17 minutes 00 seconds West for a distance of 200.00 feet to a point; thence run North 06 degrees 43 minutes 00 seconds East for a distance of 77.82 feet to the point of beginning; thence continue along said bearing for a distance of 146.03 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 66 (80' right of way); thence North 76 degrees 29 minutes 00 seconds West for a distance of 362.78 feet along said right of way line to a point; thence run South 04 degrees 48 minutes 48 seconds East for a distance of 61.43 feet to a point; thence run South 35 degrees 02 minutes 02 seconds East for a distance of 172.63 feet to a point; thence run South 83 degrees 17 minutes 00 seconds East for a distance of 233.00 feet to the point of beginning; being situation in Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto MAL Properties, LLC, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, M & F BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 7th day of August, 2008.

M & F BANK

20080917000368440 3/3 \$432.00
Shelby Cnty Judge of Probate, AL
09/17/2008 11:23:05AM FILED/CERT

By: [Signature]
Its: Senior Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Craig Nelson as Senior Vice President of M & F Bank, whose name is signed to the foregoing quitclaim deed, 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 7th day of August, 2008.

[Signature]
Notary Public

My commission expires: 8/6/2011