



20080930000385500 1/4 \$93.50
Shelby Cnty Judge of Probate, AL
09/30/2008 09:38:59AM FILED/CERT

Send tax notice to:
MailSouth Properties, LLC
Attention: Thomas K. Settle
P.O. Box 279
Pelham, Alabama 35124

This instrument prepared by:
and record and return to:
David R. Kinman, Esq.
Johnston Barton Proctor & Rose LLP
Colonial Brookwood Center
569 Brookwood Village, Suite 901
Birmingham, Alabama 35209
(205) 458-9400

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that **SOUTHEAST ELECTRIC SERVICE, INC.**, an Alabama corporation that dissolved on December 22, 2005, and is winding up and liquidating pursuant to Ala. Code § 10-2B-14.05 (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **MAILSOUTH PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), that certain real property and any improvements thereon situated in the County of Shelby, State of Alabama, more particularly described on Exhibit "A" attached hereto, and subject to the exceptions listed on Exhibit "B" attached hereto (the "Property");

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever.

Grantor does for itself and its successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and its successors and assigns shall, warrant, and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

Given this 15th day of September, 2008.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the date set forth above.

GRANTOR:

SOUTHEAST ELECTRIC SERVICE, INC., an Alabama Corporation that dissolved on December 22, 2005, and is winding up and liquidating pursuant to Ala. Code § 10-2B-14.05

By:



Henry J. Clark, III

Its:

President

STATE OF ALABAMA

COUNTY OF

Barlow

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HENRY J. CLARK, III**, whose name as President of **SOUTHEAST ELECTRIC SERVICE, INC.**, an Alabama corporation that dissolved on December 22, 2005, and is winding up and liquidating pursuant to Ala. Code § 10-2B-14.05, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument he, as such officer and with full authority, executed the same voluntarily for and as the act of **SOUTHEAST ELECTRIC SERVICE, INC.**

Given under my hand and official seal this 13th day of September, 2008.



Notary Public

[AFFIX SEAL]

My Commission Expires:

~~My Commission Expires 1/24/2011~~

EXHIBIT "A"

Legal Description

PARCEL I:

Lots 1 and 2, according to the Survey of Southeast Electric Services, as recorded in Map Book 32, page 98, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A parcel of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 475.0 feet to the point of beginning; thence $88^{\circ} 17'$ left in a Westerly direction to a point on the Southeasterly right of way line of Whitling Drive, said point being on a curve to the left, said curve having a central angle of $1^{\circ} 23' 40''$ and a radius of 1,010.74 feet; thence along arc of said curve in a Northeasterly direction a distance of 24.6 feet to end of said curve; thence continue along said right of way in a Northeasterly direction a distance of 28.17 feet to the point of beginning of a curve to the right, said curve having a central angle of $11^{\circ} 56'$ and a radius of 485.71 feet; thence along arc of said curve in a Northeasterly direction a distance of 101.16 feet to end of said curve, and the beginning of a curve to the right, said curve having a central angle of $13^{\circ} 53' 45''$ and a radius of 225.21 feet; thence along arc of said curve in a Northeasterly direction a distance of 54.62 feet to end of said curve and the beginning of a curve to the left, said curve having a central angle of $1^{\circ} 16' 05''$ and a radius of 587.39 feet; thence along arc of said curve in a Northeasterly direction a distance of 13.0 feet to the intersection of the East line a distance of 195.21 feet to the point of beginning.

LESS AND EXCEPT any portion of subject property lying within a road right of way.



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EXHIBIT "B"

Exceptions

- (1) Taxes due October 1, 2008, a lien not yet payable;
- (2) Easement to Southern Natural Gas, as recorded in Deed Book 90, page 433, in the Probate Office of Shelby County, Alabama;
- (3) Easement to Plantation Pipeline Company, as recorded in Deed Book 112, page 373, in the Probate Office of Shelby County, Alabama;
- (4) Transmission line permit to Alabama Power Company, recorded in Deed Book 76, page 297, and Deed Book 138, page 313, in the Probate Office of Shelby County, Alabama; and
- (5) Right of way easement to Colonial Pipeline, recorded in Deed Book 224, page 760 and Deed Book 224, page 758, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/30/2008
State of Alabama

Deed Tax: \$73.50