



20081013000403190 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/13/2008 11:55:18AM FILED/CERT

SEND TAX NOTICES TO:

CRENCE, INC.
2521 Woodfern Circle
Hoover AL 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **P S INDUSTRIES, LLC (also known as PS INDUSTRIES, LLC)**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **CRENCE, INC., an Alabama corporation** (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

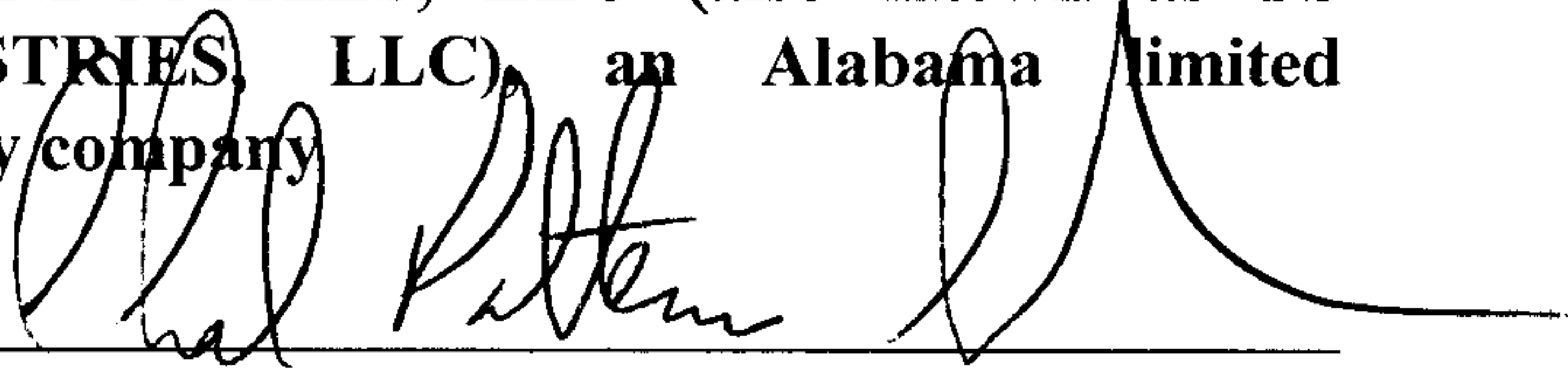
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10 day of October, 2008.

P S INDUSTRIES, LLC (also known as PS INDUSTRIES, LLC), an Alabama limited liability company

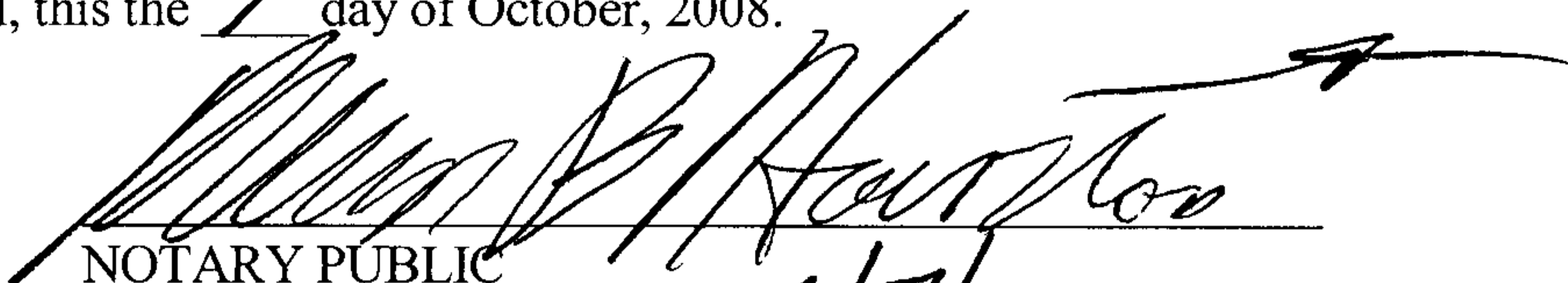
BY 
Charles Patterson Sanford
(Its Sole Member and Sole Manager)

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Patterson Sanford, whose name as Sole Member and Sole Manager of P S INDUSTRIES, LLC (also known as PS INDUSTRIES, LLC), an Alabama limited liability company, 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 member and manager, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 7 day of October, 2008.


NOTARY PUBLIC
My Commission Expires: 6/7/11

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

From the SW corner of the SW ¼ of the SE ¼ of Section 15, Township 19 South, Range 2 East, run thence East along the South boundary of said SW ¼ of SE ¼ a distance of 502.94 feet; thence turn 89°32'20" left and run 41.04 feet to a point on the North boundary of County Hwy. #62 (80 foot ROW), being the point of beginning of herein described lot; thence turn 90°00' right and run 325.46 feet along said Hwy. boundary to a point on the West boundary of an Alabama Power Co. 100 foot right of way; thence turn 114°00'43" left and run 312.84 feet along said ROW boundary to a point on the Easterly boundary of Alabama Hwy #25 (70 foot ROW); thence turn 117°01'17" left and run 287.40 feet along said Hwy. boundary; thence turn 23°21'00" left and run 64.70 feet to the point of beginning of herein described lot, situated in the SW ¼ of the SE ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama

Less and except any portion of subject property lying within a road right of way.

SUBJECT TO: i) taxes and assessments for the year 2008, a lien but not yet payable; ii) easement to Alabama Power Company recorded in Volume 226, page 595; and iii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.