

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) IS OHM, LLC

(Address) 740 Middle Street

Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIX HUNDRED THOUSAND and 00/100, (\$600,000.00) -----DOLLARS** to the undersigned grantor, **SHANE JONES, a married man** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **IS OHM, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

A part of Lot 22, Block 17, according to the original map or plat of the Town of Montevallo, Alabama, more particularly described as follows:

Begin at the intersection of the northeasterly right of way line of Middle Street and the Southeasterly right of way line of Valley Street and run Southeasterly along the Northerly line of said Middle Street for 148.35 feet; thence left 90 degrees 00 minutes and run Northeasterly for 75.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 148.35 feet to a point on the Southeasterly line of said Valley Street; thence left 90 degrees 00 minutes and run Southwesterly along the Southeasterly line of said Valley Street for 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes or assessments for the year 2009 and subsequent years.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 221, Page 112, in the Probate Office of Shelby County, Alabama.
- Less and except any part of caption lands lying within a public road.
- Subject to existing mineral and mining rights.
- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTOR, IN THE SUM OF \$450,000.00, EXECUTED BY GRANTEE ON EVEN DATE HEREWITH.**

SHANE JONES IS ONE AND THE SAME PERSON AS SHANE M. JONES.

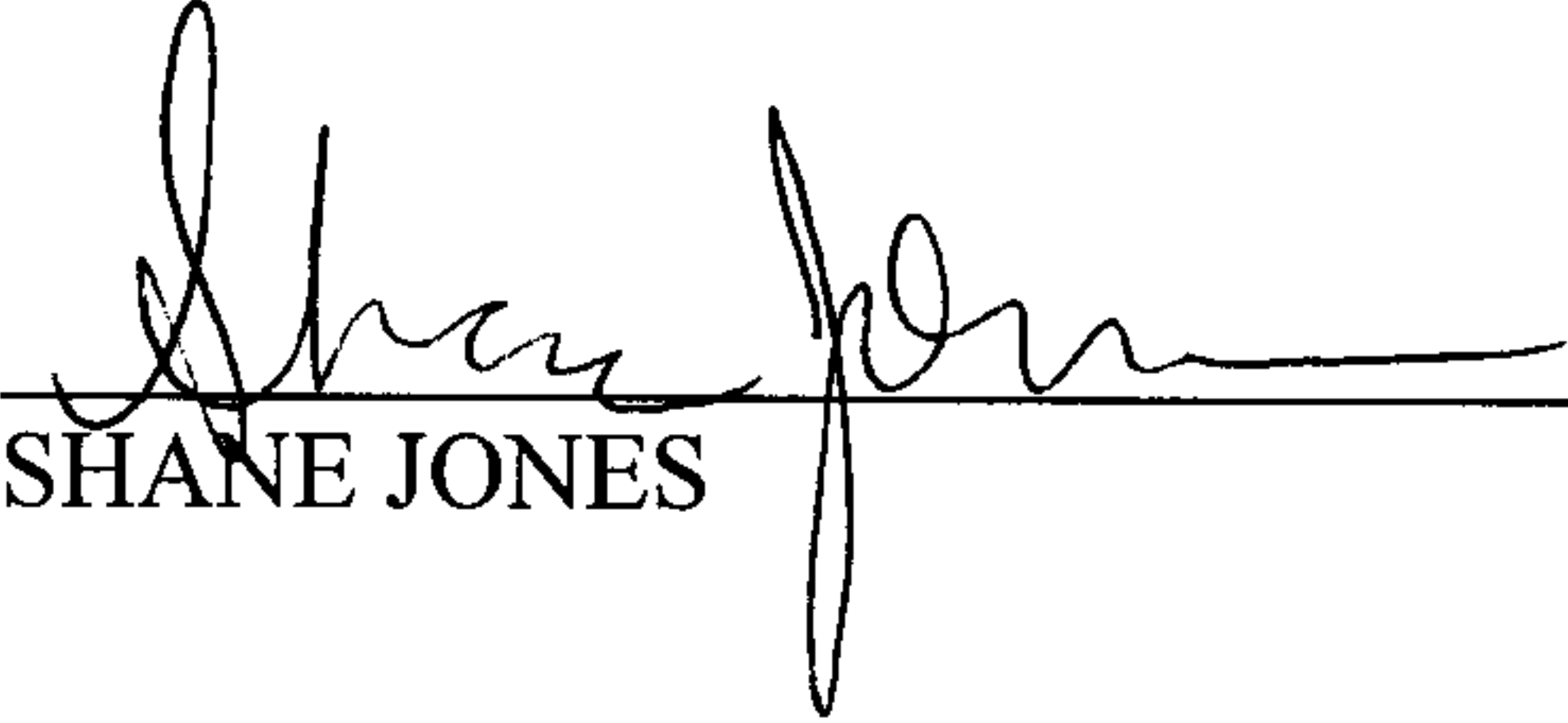
THE REAL ESTATE HEREIN CONVEYED IS NOT THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and 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.

20081205000458660 2/2 \$164.00
Shelby Cnty Judge of Probate, AL
12/05/2008 01:53:23PM FILED/CERT

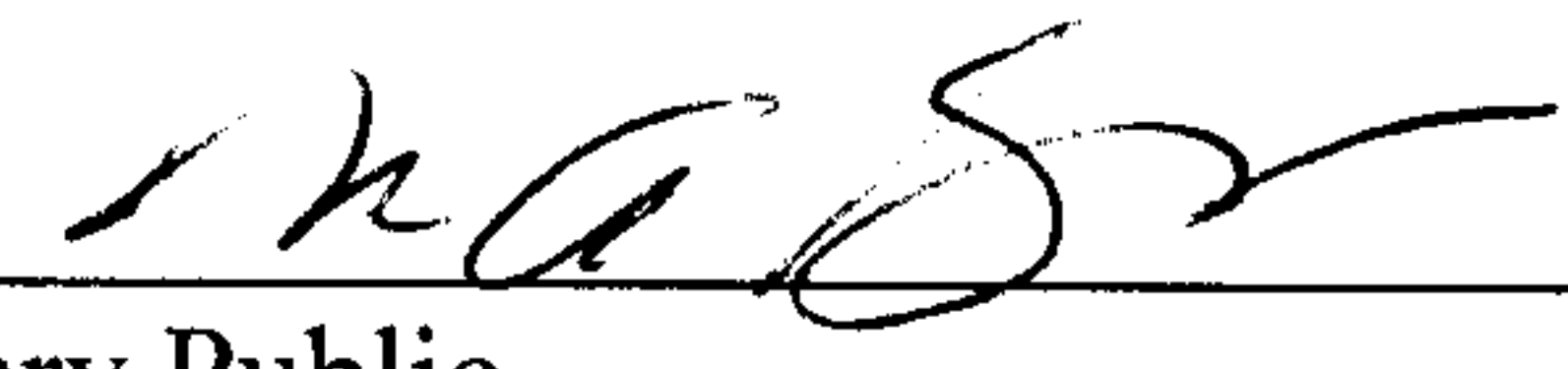
IN WITNESS WHEREOF, the said GRANTOR by **SHANE JONES**, hereto set his signature and seal,
this the 5th day of **December, 2008**.


SHANE JONES

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SHANE JONES**, 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.

Given under my hand and official seal, this the 5th day of Dec., 2008.


Notary Public
My Commission Expires: 8/13/09

Shelby County, AL 12/05/2008
State of Alabama

Deed Tax: \$150.00