

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

100,000 (76)

20090126000023770 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
01/26/2009 12:46:43PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One (\$1.00) Dollar and other good and valuable consideration to the undersigned, Xanthi H. Grammas, a widow herein referred to as Grantor, in hand paid by Xanthi H. Grammas, a widow herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Exhibit "A" - Legal Description

Peter M. Grammas, is deceased and died intestate on or about January 21, 2008. Peter M. Grammas has no surviving parents and no surviving issues at the time of his death. Xanthi H. Grammas is the only surviving heir at law of Peter M. Grammas.

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 15th day of Jan, 2009.

Xanthi H. Grammas
Xanthi H. Grammas

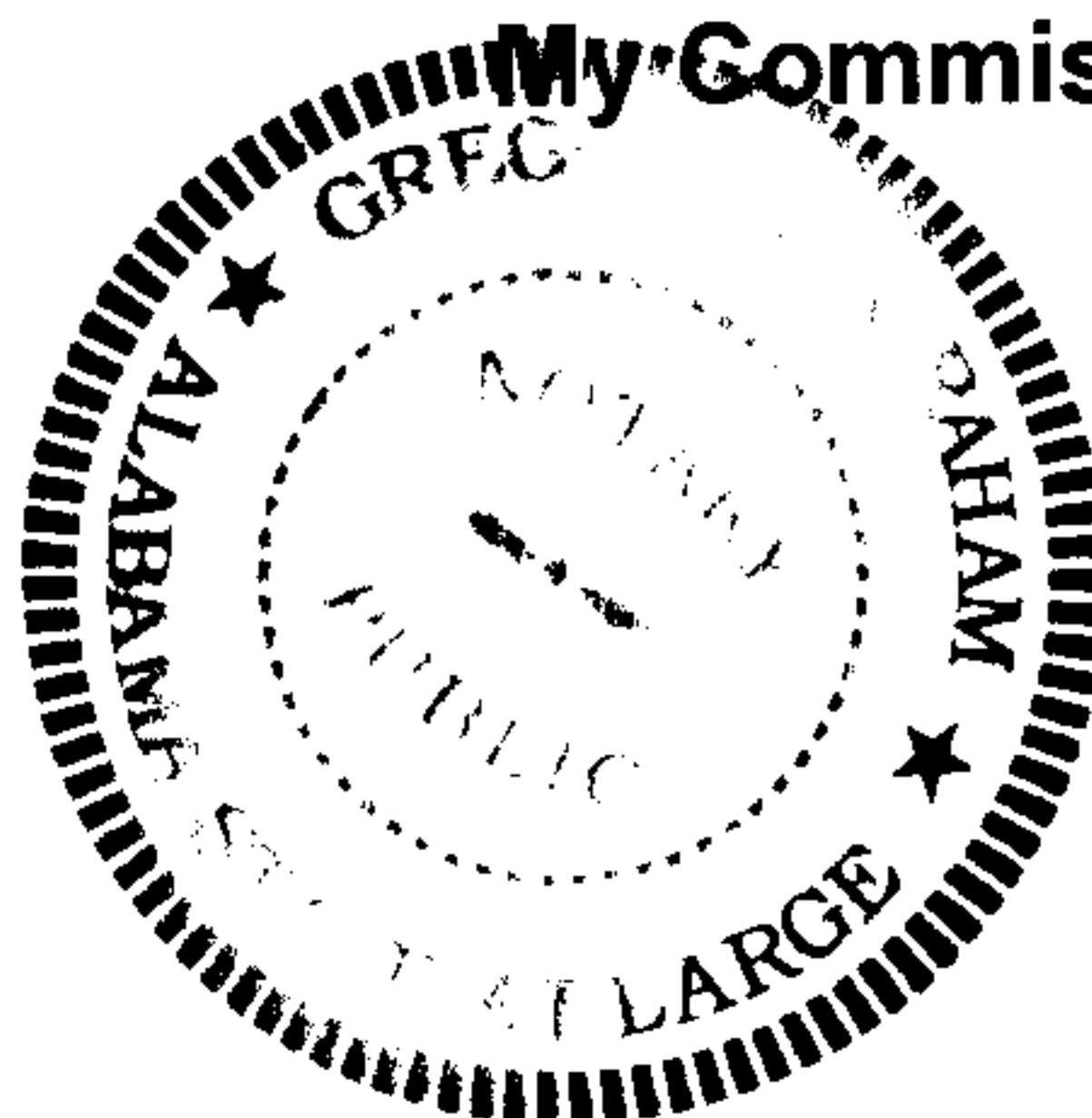
STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Xanthi H. Grammas, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of Jan, 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/18/11



This document prepared by:
Mitchell & Graham, PC
File #C290106
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Xanthia H. Grammas
1750 Mtn. Woods Circle
Birmingham, AL 35216

Parcel I

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run easterly along the south line of said quarter-quarter section a distance of 174.65 feet to a point on the westerly right of way line of Interstate Highway No. 65 (I-65); thence run northeasterly along the said westerly right of way line of said I-65 a distance of 152.29 feet to a point; thence continue northeasterly along said right of way line a distance of 276.88 feet to a point; thence continue northeasterly along said right of way line a distance of 290.78 feet to the point of beginning of the property known as Lot 6, Valley Commerce Park, an Unrecorded Subdivision, (Lot 6 of said Unrecorded Subdivision being the parcel described) said point being an existing rebar iron; thence continue northeasterly along said right of way line of said I-65 Highway a distance of 181.35 feet to an existing rebar iron at the southeast corner of Lot 7 of Valley Commerce Park; thence 90 degrees 17 minutes 17 seconds measured (90 degrees 15' 59" map) left and run northwesterly along the southeasterly line of said Lot 7 for a distance of 251.42 feet to an existing rebar iron on the right of way line of the cul-de-sac curve to the right of Commerce Drive, said curve having a radius of 80.0 feet and a central angle of 76 degrees 06 minutes 19 seconds; thence run northwesterly along the arc of said curve and along said right of way line a distance of 106.26 feet to the end of said curve and to the beginning of a curve to the left, said curve having a radius of 30.00 feet and subtending a central angle of 90 degrees 15 minutes 56 seconds measured (89 degrees 51' 37" map); thence run northwesterly and westerly along the arc of said curve and along said right of way line a distance of 47.26 feet measured (47.05 feet map) to the end of said curve; thence at tangent to said curve run southwesterly along the southerly right of way line of said Commerce Drive a distance of 110.59 feet to the beginning of a curve to the left, said curve having a radius of 350.00 feet and a central angle of 01 degrees 54 minutes 16 seconds measured (01 degrees 59' 37" map); thence run southwesterly along the arc of said curve and along said right of way line for 11.63 feet measured (12.18 feet map) to a point; thence 106 degrees 05 minutes 05 seconds left from tangent to said curve and run southeasterly for a distance of 414.19 feet measured (415.55 feet map) to the point of beginning.

Parcel I being the same property shown in that deed recorded as Instrument #1996/21266 in the Office of the Judge of Probate of Shelby County, Alabama. Properties are subject to exceptions, reservations and mineral rights shown in the referenced prior deed.

Parcel II

A parcel of land located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West and the Northwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run north along the quarter line 506.79 feet; thence left 121 degrees 25 minutes 36 seconds, 1325.96 feet; thence right 129 degrees 39 minutes 13 seconds, 359.51 feet; thence left 90 degrees 00 minutes, 137.27 feet to a Point "A" at the Point of Beginning; thence continue along the same course 182.14 feet to the easterly right-of-way of U.S. Highway 31; thence right 90 degrees 00 minutes, 136.39 feet along said easterly right-of-way; thence right 90 degrees 00 minutes 00 seconds, 175.00 feet to a Point "B"; thence right 90 degrees 00 minutes 00 seconds, 10.15 feet; thence left 45 degrees 00 minutes 00 seconds, 10.10 feet; thence right 45 degrees 00 minutes 00 seconds, 119.00 feet to the Point of Beginning.

Parcel II being the same property shown in that deed recorded as Instrument #1996/24720 in the Office of the Judge of Probate of Shelby County, Alabama. Properties are subject to exceptions, reservations and mineral rights shown in the referenced prior deed.