


This instrument prepared without
benefit of survey by:
Haskins W. Jones, Esq.
Johnston Barton Proctor & Rose LLP
569 Brookwood Village, Suite 901
Birmingham, Alabama 35209


20090515000183400 1/3 \$442.00
Shelby Cnty Judge of Probate, AL
05/15/2009 11:19:03 AM FILED/CERT

Shelby County, AL 05/15/2009

State of Alabama

Deed Tax : \$425.00

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

425.00

STATUTORY WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by Grantee herein, the receipt whereof is acknowledged, **I&F Properties, LLC** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **HILL/GRAY SEVEN, L.L.C.**, a Florida limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Final Plat of Circle I Business Complex Phase 2, as recorded in Map Book 38, page 132, in the Probate office of Shelby County, Alabama.

The conveyance is made subject to the following:

- 1) Taxes and assessments for the year 2009, and subsequent years not yet due and payable;
- 2) Declaration of Protective Covenants, together with that First Amendment to the Declaration of Protective Covenants both recorded in Instrument #20070719000338340, Probate Office of Shelby County, Alabama; together with the Second Amendment to the Declaration of Protective Covenants recorded in Instrument Number 20090515000183390, in said Probate Office.;
- 3) Right of way to Shelby, recorded in Volume 104, page 76, in the Probate Office of Shelby County, Alabama;
- 4) Rights of way granted to Alabama Power Company by instrument recorded in volume 101, page 508, volume 170, page 288 and volume 101, page 555 in the Probate Office of Shelby County, Alabama; and
- 5) Easement to Postal Telegraph Cable Company, as recorded in volume 80, page 40 in the Probate Office of Shelby County, Alabama.
- 6) Matters which would be disclosed by a survey of the property conveyed.
- 7) Easement(s) as shown by recorded map.
- 8) Mineral and mining rights not owned by Grantor.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and possessions, claim and demand whatsoever, as well in law as in equity of the Grantor, of, in, and to the same in every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises together with the appurtenances, unto the said Grantee, its successors and assigns forever.

[SIGNATURES ON FOLLOWING PAGE]



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IN WITNESS WHEREOF, I&F Properties, LLC has hereunto set its signature by Steve Issis, its Auth. Mgr., who is duly authorized on this the 13th day of May, 2009.

I&F PROPERTIES, LLC

By: 

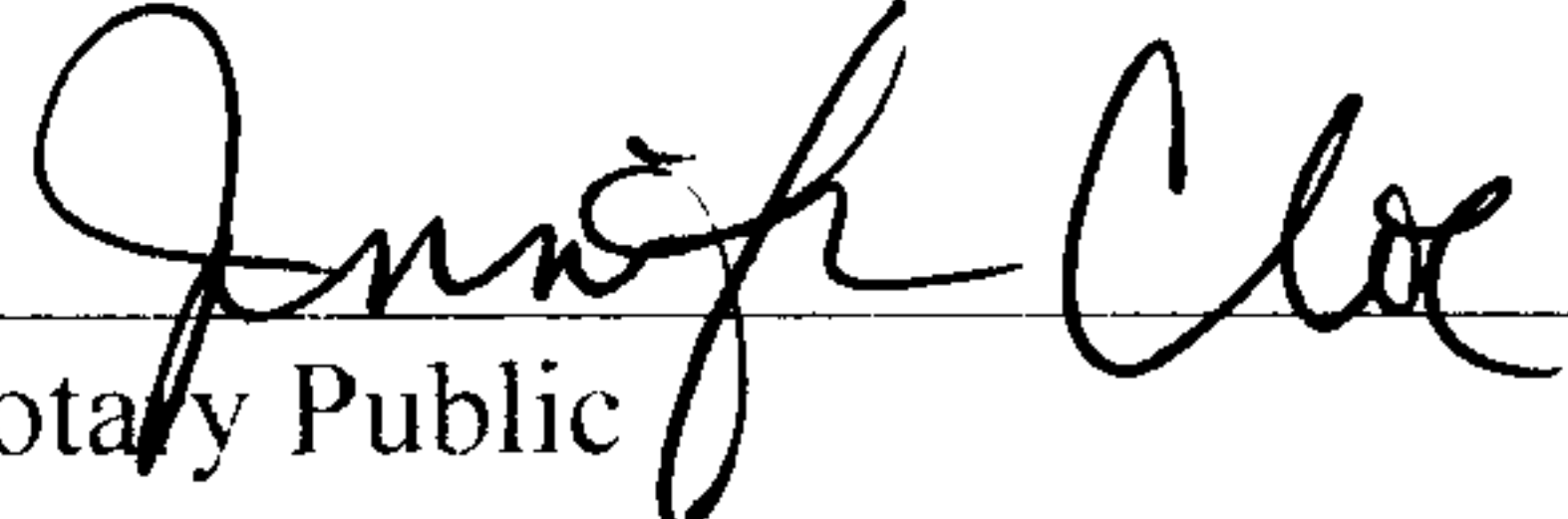
Name: Steve Issis
Its: Authorized Manager

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as authorized manager of I&F Properties, LLC, 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, as such manager and with full authority, executed the same voluntarily for and as the act of the company.

Given under my hand and seal this the 13th day of May, 2009.


Notary Public

My commission expires: 10.22.2010

Send Tax Notice To:

HILL/GRAY SEVEN, L.L.C.
1350 City View Center
Opiedo, FL. 32765



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