

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Roy L. Martin
1960 Suite A Highway 33
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty-Five Thousand and No/100 Dollars (\$45,000.00) and other good and valuable consideration, to the undersigned Land South Contractors, Inc., an Alabama corporation (herein referred to as "Grantor"), in hand paid by Roy L. Martin (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to A Commercial Subdivision Corporate Woods Circle, being a Resurvey of Site 7C of Re-Subdivision of Site 7A (Shelby West Corporate Park), as recorded in Map Book 38, at Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Building setback line of 40 feet reserved from Corporate Woods Drive and Corporate Woods Circle, 15 feet from Northwestern side and 25 feet from Westerly side as shown by plat; (3) Easements as shown by recorded plat, including 10 feet Sanitary Sewer on Westerly side and 40 feet storm sewer easement through Westerly portion of the land; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-38767, Inst. No. 2001-20649 and Inst. No. 20050623000312460 in the Probate Office; (5) Restrictions, limitations, conditions and other provisions as set out in Map Book 24, Page 4, Map Book 26, Page 28, Map Book 27, Page 61, Map Book 28, Page 148, Map Book 29, Page 30, Map Book 29, Page 111, Map Book 35, Page 31 and Map Book 38, Page 73, in the Probate Office; (6) Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 20080401000130310, in the Probate Office; (7) Easement to Ashford, as shown by instrument recorded in Real 387, Page 170, in the Probate Office; (8) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 270, Page 714, in the Probate Office; (9) Agreement and Proposal to the Shelby County Commission regarding road right of way as set out in Misc. Book 49, Page 52, in the Probate Office.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
on this the 19th day of November, 2009.

WITNESS:

Anne Marshall

Land South Contractors, Inc., an Alabama
corporation

By:

J. Dennis Gallups

J. Dennis Gallups, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Dennis Gallups, whose name as President of Land South Contractors, Inc., an Alabama corporation, 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 officer, and with full authority, executed the same for and as the act of said corporation.

Given under my hand and seal this 19th day of November, 2009.

Anne P. Marshall
Notary Public

My Commission Expires: 3/12/2011

Deed Tax : \$45.00