

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
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Send Tax Notice To:

Keith Dev Corp.



20091228000470790 1/2 \$124.00
Shelby Cnty Judge of Probate, AL
12/28/2009 02:43:52 PM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Alliston Properties, LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Keith Dev Corp.**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3B3 of Greystone Plaza, a Commercial Development, being a resurvey of Lot 3B as shown on the resurvey of Lot 3, Brook Highland Commercial No. 3, recorded in Map Book 26, Page 41, as recorded in Map Book 36, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to the property as shown by instrument recorded in Map Book 24, at Page 71 in the aforesaid probate office; (4) Restrictive Agreement as set out in Instrument No. 1999-45934 in the aforesaid Probate Office; (5) Restrictive Agreement contained within deeds recorded as Instrument No. 1999-45933; Instrument Number 2000-13109; Instrument No. 1999-51735 and Instrument No. 1998-40200 in the aforesaid Probate Office; (6) Easement to Alabama Power Company as shown by instrument recorded in Real 220 at Pages 521 and 532 and Real 207 at Page 380 in said probate office; (7) Reciprocal Easement Agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument dated April 14, 1987 and recorded in Real 125 at Page 249 and Real 199 at Page 18 in the aforesaid Probate Office; (8) Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307 at Page 950 with 1st Supplement Declaration by Instrument No. 1998-40199 in said probate office; (9) Easement to Alabama Gas Corporation as set out in Real 170 at Page 59 in said probate office; (10) Slope easement agreement as set out in Instrument No. 2001-2175 in said probate office; (11) Declaration of Protective Covenants as set out in Instrument recorded in Real 194 at Page 54 and Instrument No. 1993-26958 in said probate office; (12) Easement for sanitary sewer line and water lines as set out in Real 194 at Page 1 with Deed and bill of sale to Water Works Board of the City of Birmingham as set out in Real 194 at Page 43 in said probate office; (13) Agreement concerning electric service to NCNB/Brook Highland as set out in Real 306 at Page 119 in said probate office; (14) Any other matters described in Schedule B-II of that certain title insurance commitment for the property prepared by First American Title Insurance Company, Agent's File Number 139499; (14) Restrictions appearing of record in Inst. No. 20081120000444630; Inst. No. 20081230000479510; Inst. No. 20020826000405070; Inst. No. 20070131000046390 and Inst. No. 2007020200050710.

Grantor makes no warranties as to title to any mineral and/or mining rights or other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto 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 Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, Leon Alliston, who is authorized to execute this conveyance, has hereto set its signature and seal this 23rd day of December, 2009.

Alliston Properties, LLC

By: 

Leon Alliston
Member

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leon Alliston**, whose name as Member of Alliston Properties, LLC, a 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 voluntarily for and as the act of said corporation.

Given under my hand and official seal this 23rd day of December, 2009.

My Commission Expires:

8/4/13


Notary Public

Deed Tax : \$110.00