

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

SEND TAX NOTICE TO:
Roy Martin Construction, LLC
1960 Suite A, Highway 33
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and other good and valuable consideration, to the undersigned, Ronald A. Kim, a married man ("Grantor"), in hand paid by Roy Martin Construction, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

A parcel of land in the East 1/2 of the East 1/2 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 25; thence run South along the East Section line 1680.48 feet; thence turn 87 degrees, 44 minutes 16 seconds right, and run West 438.44 feet to a point on the Westerly right of way of McCain Parkway and the point of beginning; thence continue last course 236.13 feet to a point on the Easterly right of way of Interstate 65; thence turn 90 degrees 0 minutes, 0 seconds left and run South along said right of way 133.71 feet; thence turn 90 degrees, 0 minutes, 0 seconds left, leaving Interstate right of way Easterly 414.17 feet to a point on the Westerly right of way of McCain Parkway, being a counter clockwise curve having a delta angle of 16 degrees, 30 minutes 19 seconds and a radius of 111.91 feet; thence turn 128 degrees, 31 minutes, 41 seconds left, to tangent and run along the arc of said curve 32.23 feet; thence continue along tangent 149.55 feet to a point on a clockwise curve having a delta angle of 8 degrees, 8 minutes, 1 second and a radius of 291.07 feet; thence run along the arc of said curve 41.32 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as recorded in Deed Book 126, Page 303; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 56, Page 481; (4) Denial of all existing, future, or potential common law or statutory rights of access between subject property and Interstate 65.

\$225,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

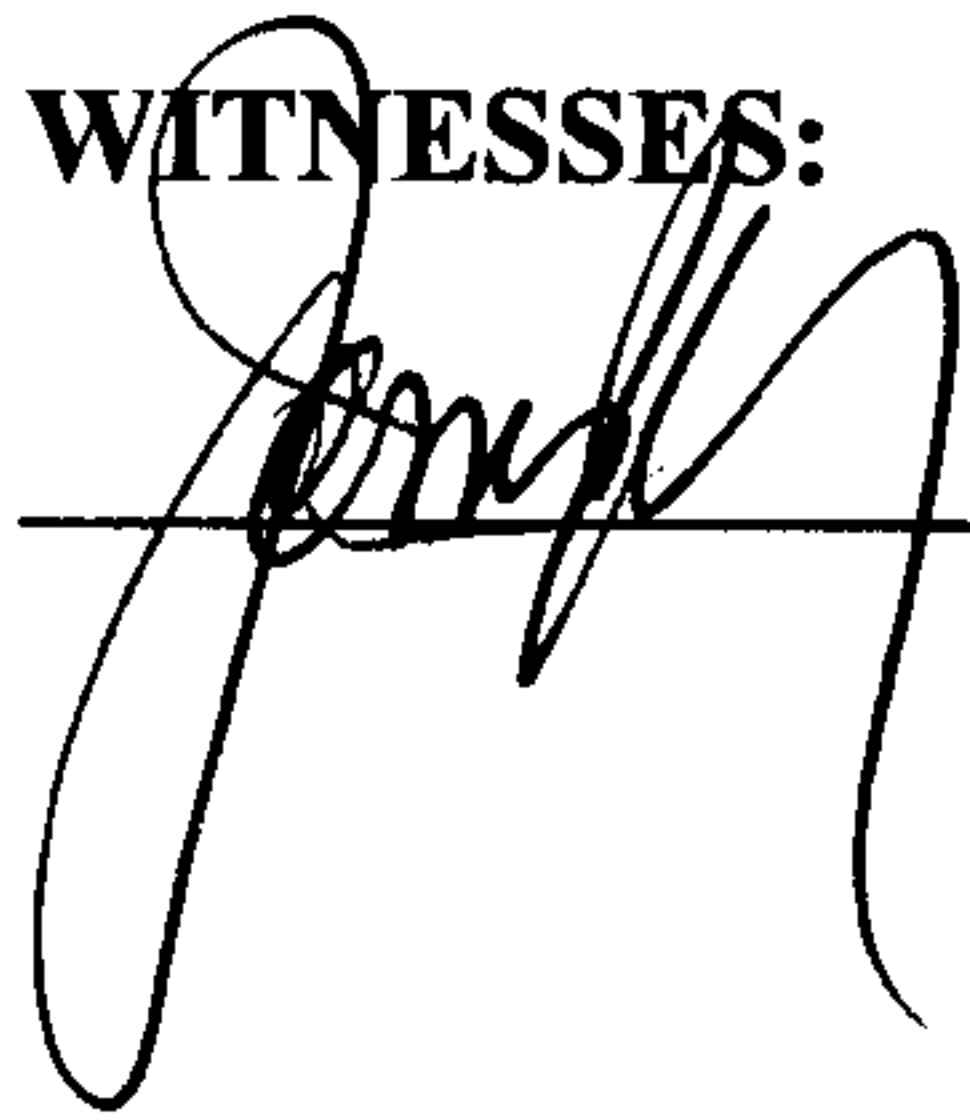
Subject property does not constitute the homestead of Grantor herein.

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

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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 15th day of January, 2010.

WITNESSES:





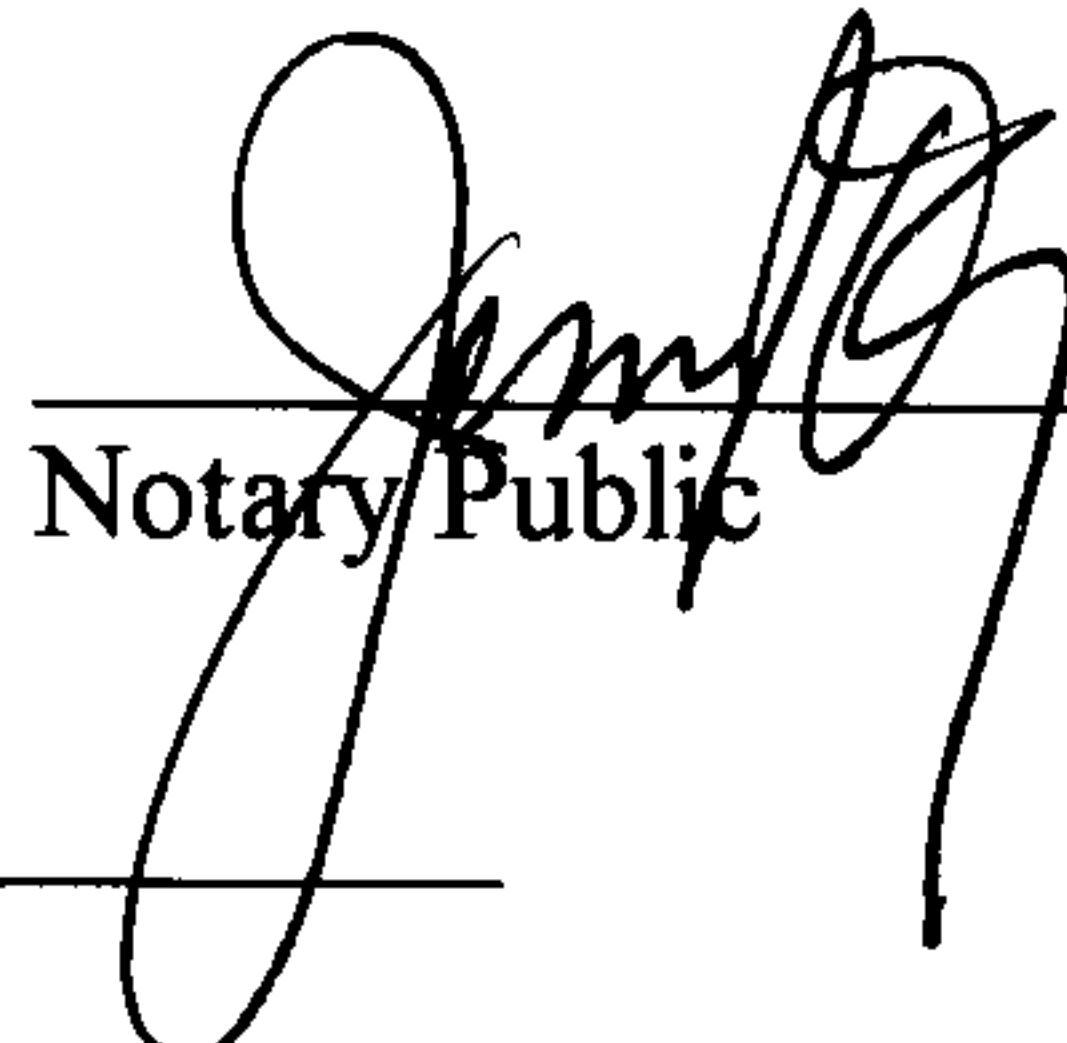
Ronald A. Kim

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald A. Kim, a married man, whose name 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 on the day the same bears date.

Given under my hand and seal this 15th day of January, 2010.



Notary Public

My Commission Expires: 4 July 2011

Deed Tax : \$25.00