



20100512000149490 1/3 \$364.00
Shelby Cnty Judge of Probate, AL
05/12/2010 12:41:00 PM FILED/CERT

SEND TAX NOTICES TO:

DK HOLDINGS LLC

Attn: Kent S. Stump

5059 Linwood Drive

Birmingham, Alabama 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Forty-Seven Thousand and 00/100 Dollars (\$347,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ROY MARTIN CONSTRUCTION, LLC (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto DK HOLDINGS LLC (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

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

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6th day of May, 2010.

Deed Tax : \$347.00

ROY MARTIN CONSTRUCTION, LLC

By: Roy L. Martin

Print Name: Roy L. Martin

Title: Sole Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Sole Member of ROY MARTIN CONSTRUCTION, LLC, an Alabama limited liability company, 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 said instrument, he, as such sole member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of May, 2010.

Anne P. Marshall
NOTARY PUBLIC
My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600




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EXHIBIT "A"

Lot 1A, according to a Resurvey of Lot 1, Keystone Commercial Complex, as recorded in Map Book 41, at Page 22, according to a Resurvey of Part of Lot 1 of Keystone Commercial Complex, as recorded in Map Book 21, at Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1) Taxes and assessments for the year 2010 constituting a lien but which is not yet due and payable;
- 2) Restrictions, limitations, conditions and other provision as set out in Map Book 21, Page 62, and Map Book 41, Page 22 in the Probate Office of Shelby County, Alabama;
- 3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed Book 138, Page 52 in the Probate Office of Shelby County, Alabama;
- 4) Easement(s) to the City of Pelham, Alabama, as shown by instrument recorded in Deed Book 337, Page 525, in the Probate Office of Shelby County, Alabama;
- 5) Existing Montgomery to Nashville Telephone line and Pelham Sanitary Sewer Easement on easterly as shown on Map Book 21, Page 62 and Map Book 41, Page 22 in the Probate Office of Shelby County, Alabama;
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303, Page 226 in the Probate Office of Shelby County, Alabama;
- 7) Sewer easement to City of Pelham, Alabama, recorded in Instrument No. 1997-16830 in the Probate Office of Shelby County, Alabama; and
- 8) Any other coal, oil, gas, mineral or mining right not owned by Mortgagor/Grantor.


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