

SEND TAX NOTICES TO:
PLUS INVESTMENTS, INC
3229 Highway 52 W.,
Pelham, AL, 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Nine Hundred Forty Two Thousand Eight Hundred Eight and 26/100 Dollars (\$942,808.26) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Leslie Howard Green** and spouse **Susan Green** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **PLUS INVESTMENTS, INC.**, an Alabama corporation (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

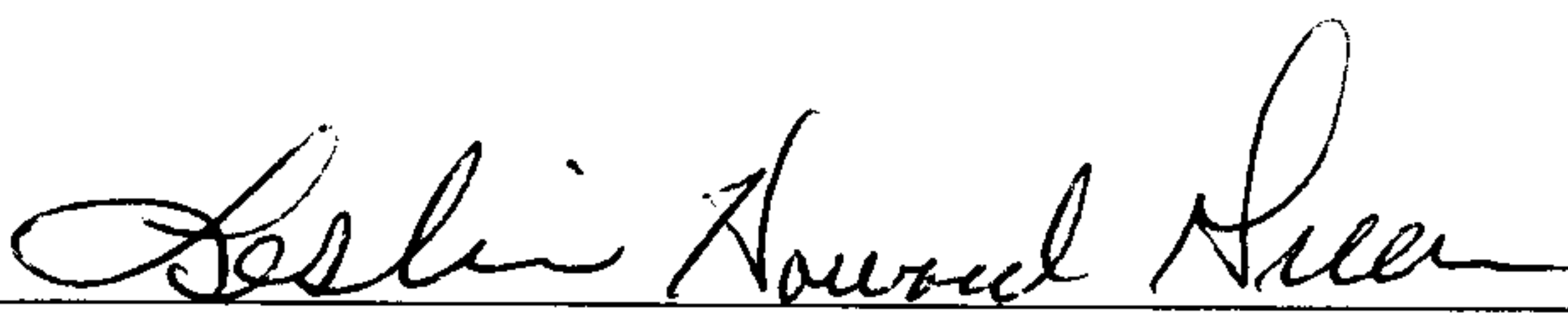
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

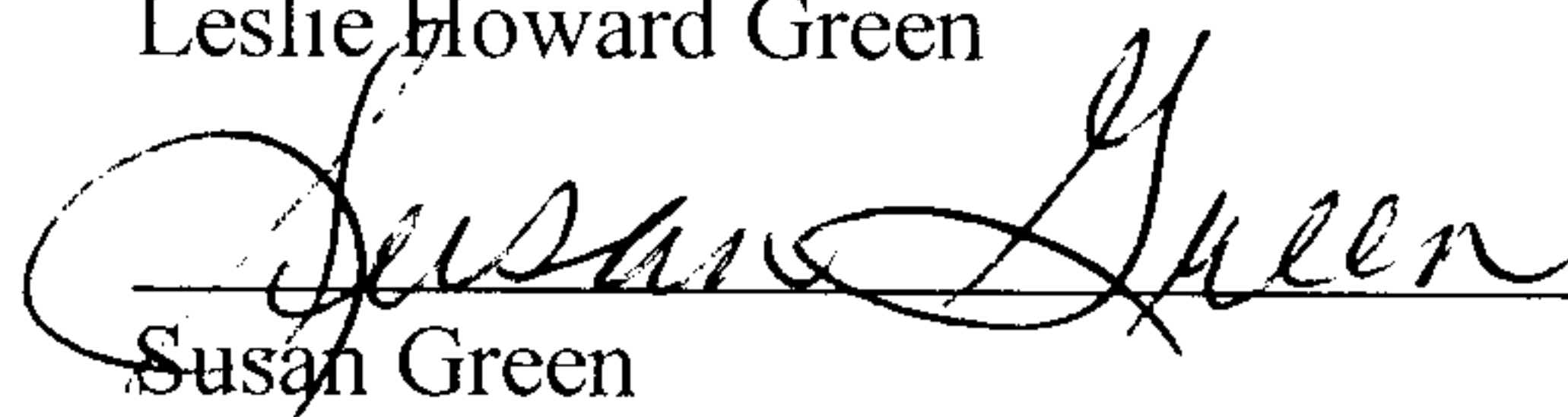
[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR does for themselves, and their heirs, executors, 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 their heirs, executors, 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 18 day of August, 2010.

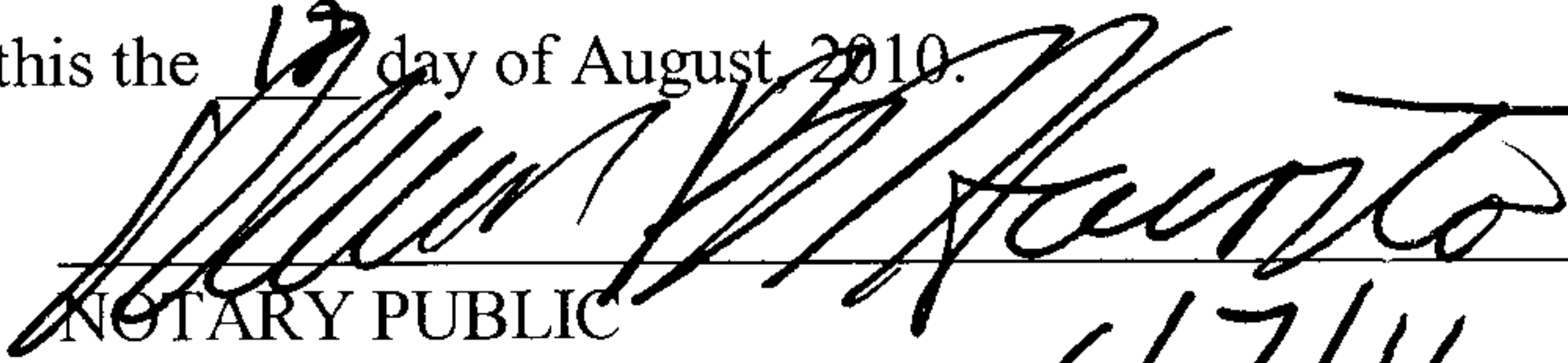

Leslie Howard Green L.S.
(Individually)


Susan Green L.S.
(Individually)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Howard Green and Susan Green, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of August, 2010.



NOTARY PUBLIC
My Commission Expires: 6/7/11

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

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



20100901000282410 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/01/2010 01:43:03 PM FILED/CERT

EXHIBIT "A"

A parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Commencing at the NE corner of Section 23, Township 20 South, Range 3 West, and run South 01 degrees, 56 minutes, 10 seconds East for 1331.10 feet; thence South 25 degrees, 52 minutes, 51 seconds East run 38.63 feet; thence South 88 degrees, 18 minutes, 13 seconds West run 513.00 feet to the centerline of Buck Creek; thence North 11 degrees, 10 minutes, 19 seconds West and along the centerline of Buck Creek for 127.64 feet; thence North 39 degrees, 59 minutes, 43 seconds West and continue along the centerline of Buck Creek for 151.69 feet; thence North 58 degrees, 04 minutes, 53 seconds East and leaving said centerline of Buck Creek run 369.61 feet; thence North 58 degrees, 04 minutes, 53 seconds East run 134.49 feet to the Southwesterly right-of-way line of Shelby County Highway No. 52, (80' R.O.W.); thence North 35 degrees, 43 minutes, 32 seconds West and along said R.O.W. run 40.08 feet; thence North 29 degrees, 38 minutes, 12 seconds West and along said R.O.W. run 223.15 feet to the point of beginning; thence South 62 degrees, 34 minutes, 35 seconds West and leaving said R.O.W. run 197.77 feet; thence North 30 degrees, 02 minutes, 43 seconds West run 213.37 feet to the Southerly R.O.W. line of Shelby County Highway No. 52; thence North 67 degrees, 16 minutes, 36 seconds East and along said R.O.W. run 103.17 feet to the point of a curve to the right, said curve having a radius of 110.00 feet, a central angle of 83 degrees, 04 minutes, 19 seconds and an arc length of 159.49 feet, said arc being subtended by a chord which bears North 71 degrees, 10 minutes, 26 seconds West and a chord distance of 145.88 feet; thence South 29 degrees, 38 minutes, 12 seconds East and continue along said R.O.W. run 98.44 feet to the point of beginning.

SUBJECT TO:

- i) taxes and assessments for the year 2010, a lien but not yet payable;
- ii) easement to Colonial Pipe Line Company as recorded in Deed Book 224, page 983 and Deed Book 311, page 468;
- iii) right of way to Shelby County as recorded in Deed Book 135, page 399;
- iv) Easements reserved in Instrument 2001-21380; and
- v) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



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