


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
POWER-TRIPP PERFORMANCE, INC.
103 8TH AVE NW
ALABASTON, AL
35007

WARRANTY DEED


20100902000283860 1/2 \$215.00
Shelby Cnty Judge of Probate, AL
09/02/2010 11:30:56 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, KCK, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Power-Tripp Performance, Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions, agreements and rights-of-way of record; (3) Rights of others to use the easement described on Exhibit A attached hereto; (4) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no assessments due the City of Alabaster or any other governmental entity.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 31st day of August, 2010.

KCK, LLC

By:


Randall M. Festavan

Its: Member

By:


Deidre C. Festavan

Its: Manager and Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

Deed Tax : \$200.00

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall M. Festavan as Member and Deidre C. Festavan as Manager and Member of KCK, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 31st day of August, 2010.


Notary Public

My Commission Expires:

3.1.14

Exhibit A



20100902000283860 2/2 \$215.00
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PARCEL I:

A tract of land located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West. Said tract being a part of Deed 290, Page 401 recorded in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 342.6 feet; thence turn left 70 degrees 33 minutes 40 seconds for 192 feet; thence turn left 02 degrees 05 minutes for 174.81 feet to the point of beginning; thence turn right 84 degrees 28 minutes for 230.84 feet to the West right of way of the South bound L&N Railroad; thence turn left 86 degrees 49 minutes along said L&N Railroad right of way for 70 feet; thence turn left 93 degrees 11 minutes for 227.96 feet; thence turn left 84 degrees 28 minutes for 70.22 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Easement of ingress, egress, being described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter, Section 35, Township 20 South, Range 3 West and run East along South line of said Quarter-Quarter Section 342.6 feet; thence left 70 degrees 33 minutes 40 seconds and run 192.0 feet; thence left 2 degrees 05 minutes and run 174.81 feet; thence right 84 degrees 28 minutes and run 230.84 feet; thence left 86 degrees 49 minutes and run 70.0 feet to the point of beginning; thence continue along last described course 85.0 feet; thence left 93 degrees 11 minutes and 20.03 feet; thence left 86 degrees 49 minutes and run 85.0 feet; thence left 93 degrees 11 minutes and run 20.03 feet to the point of beginning; situated in Shelby County, Alabama.