

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Maranatha Granite, LLC
140 Commerce Court
Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Seven Hundred Thousand dollars and Zero cents (\$700,000.00) to the undersigned grantor, Issis & Sons, Inc. a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Maranatha Granite, LLC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$500,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

\$200,000.00 of the above recited consideration was paid from a second mortgage recorded simultaneously herewith.

Property described herein shall be restricted so it is never used by anyone for the sale of flooring, including but not limited to carpet, ceramic tile, hardwoods, oriental and handmade rugs or furniture.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of September, 2010.

Issis & Sons, Inc.

By

By: Steve Issis, as President

STATE OF ALABAMA

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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that, Steve Issis, whose name as President of Issis & Sons, Inc., 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 the 30th day of September, 2010.

My Commission Expires: 10-16-12

Notary Public

20101007000332570 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/07/2010 10:11:41 AM FILED/CERT

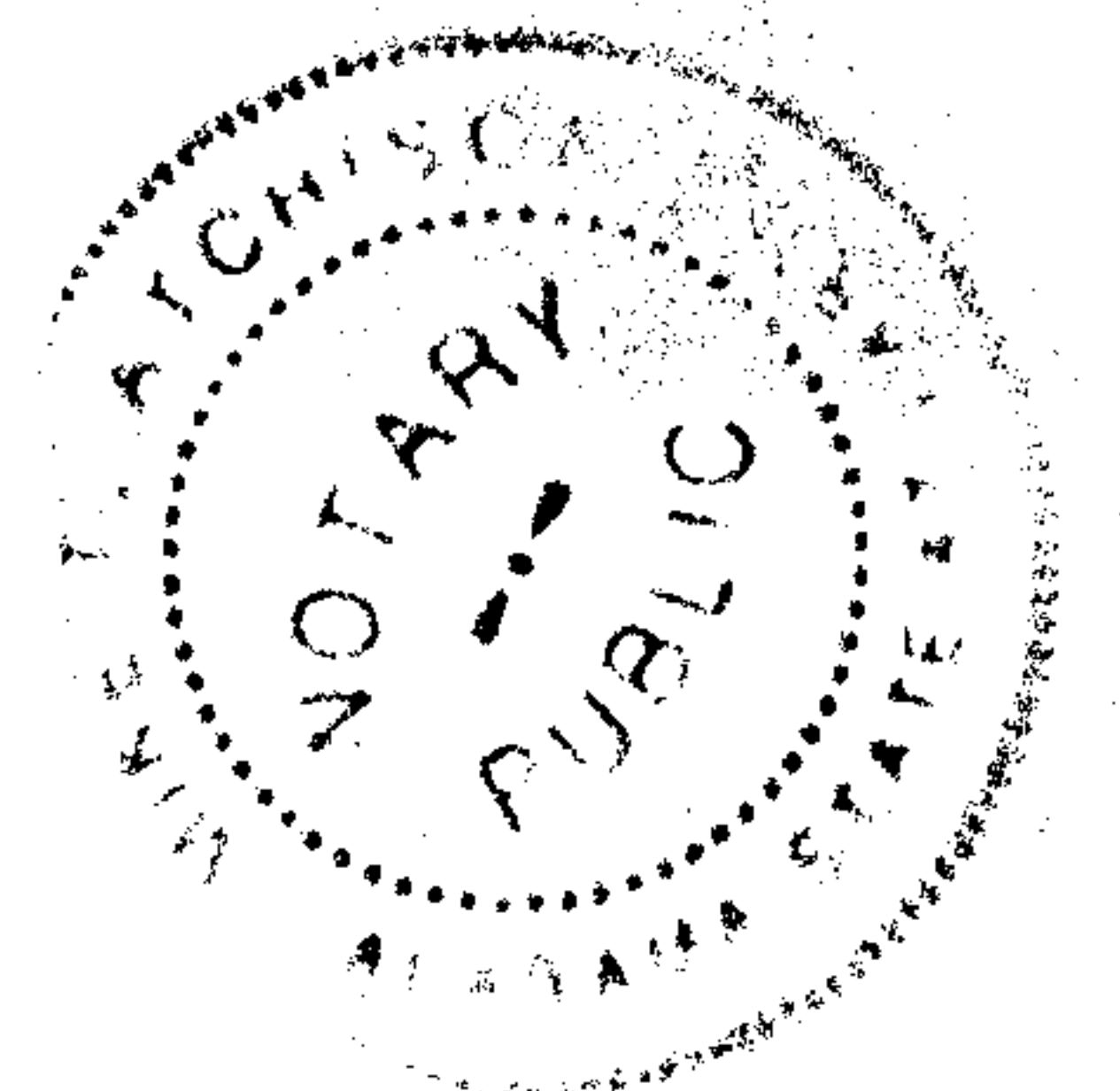


EXHIBIT A

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the Northwest $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Section 1, Township 19 South, Range 3 West said point also being the Northwest corner of Section 6, Township 19 South, Range 2 West, lying on the westerly line of said Lot 7; thence in a southerly direction along the westerly line of said Lot 7 and said Section 6, a distance of 493.15. feet to the point of beginning; thence continue along last described course a distance of 280.00 feet; thence 130 degrees 18 minutes 48 seconds left in a northeasterly direction a distance of 207.87 feet to a point on the westerly right of way line of Commerce Court; said point being on a curve having a central angle of 88 degrees 30 minutes 10 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a northerly direction along arc of said curve to the right and along said right of way line a distance of 77.23 feet to the end of said curve and the beginning of a curve to the left having a central angle of 48 degrees 11 minutes 20 seconds and a radius of 25.0 feet; thence in a northerly direction along said curve and right of way line a distance of 21.03 feet to end of said curve; thence in a northerly direction along said right of way line a distance of 57.26 feet; thence 90 degrees left in a westerly direction a distance of 171.64 feet to the point of beginning. Situated in Shelby County, Alabama.



20101007000332570 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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