


Send tax notice to:
Pelham Properties, LLC
2270 Welborn Street
Pelham, Alabama 35124
Attn: Kenneth C. Nolen, Jr.

245,000.00

This instrument prepared by
and record and return to:
Bradley C. Mayhew, Esq.
Johnston Barton Proctor & Rose LLP
Colonial Brookwood Center
569 Brookwood Village, Suite 901
Birmingham, Alabama 35209
(205) 458-9400

GENERAL WARRANTY DEED


20101122000391970 1/5 \$269.00
Shelby Cnty Judge of Probate, AL
11/22/2010 02:09:52 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that **RONALD L. ELLIS and DARLENE M. ELLIS**, husband and wife (collectively, the “Grantors”), for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **PELHAM PROPERTIES, LLC**, an Alabama limited liability company (the “Grantee”), that certain real property and any improvements thereon situated in the County of Shelby, State of Alabama, more particularly described on Exhibit “A” attached hereto, and subject to the exceptions listed on Exhibit “B” attached hereto (the “Property”):

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever.

Grantors do for themselves and their successors and assigns covenant with Grantee, and its successors and assigns, that Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted on Exhibit “B”; that Grantors will, and their successors and assigns shall, warrant, and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

The Property is not part of the homestead of the Grantors.


[SIGNATURES ON FOLLOWING PAGE]

Shelby County, AL 11/22/2010
State of Alabama
Deed Tax: \$245.00

20101122000391970 2/5 \$269.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals as of the 22 day of November, 2010.


GRANTOR:


RONALD L. ELLIS

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that RONALD L. ELLIS, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 22 day of November, 2010.


Notary Public
My Commission Expires: 8/1/14

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



20101122000391970 3/5 \$269.00
Shelby Cnty Judge of Probate, AL
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GRANTOR:

Darlene M. Ellis
DARLENE M. ELLIS

STATE OF ALABAMA)

COUNTY OF *Jefferson*)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **DARLENE M. ELLIS**, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 22 day of November, 2010.

Valerie Schell
Notary Public
My Commission Expires: 8/1/14

EXHIBIT "A"

Legal Description

A parcel of land situated in the NW 1/4 of Section 30, Township 20 South, Range 2 West and being more particularly described as follows:


Commence at the NW corner of Section 30, Township 20 South, Range 2 West; thence South 0°10'19" East for a distance of 1309.75 feet; thence North 89°59'24" East a distance of 119.13 feet to the point of beginning; thence continue along the last described course a distance of 119.12 feet; thence South 0°10'20" West a distance of 360.59 feet to a point on the Northerly right of way of Pardue Road (60' ROW); thence South 87°32'49" West along said right of way a distance of 119.22 feet; thence North 0°10'12" West and leaving said right of way a distance of 365.67 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

EXHIBIT "B"

Exceptions


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- (1) Restrictions, covenants, and conditions as set out in Real Volume 320, Page 378 in the Probate Office;
- (2) Transmission Line Permit to Alabama Power Company as set out in Deed Book 127, Page 408 in the Probate Office;
- (3) Right-of-way granted to Shelby County as set out in Deed Book 180, Page 584 in the Probate Office; and
- (4) Mineral and mining rights set out in Deed Book 336, Page 430, with change of depository in Real 15, Page 373, in the Probate Office of Shelby County, Alabama.