

20101122000392310 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
11/22/2010 03:29:37 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Two Thousand Nine Hundred Seven and No/100, (\$262,907.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, Superior Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Legacy Building & Development, L.L.C., (herein referred to as "GRANTEES"), the following described real estate situated in Shelby County, Alabama, to-wit:

SUBJECT TO:

1. Ad valorem taxes for the year, 2011, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on August 3, 2010. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Instrument #20100810000256140 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. August 3, 2011.
3. Restrictions as shown by recorded map.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. Right of way granted to Alabama Power Company by instrument recorded in Real 84, Page 298; Real 340, Page 804; Real 365, Page 819; Real 365, Page 785; Instrument 1994-34517 and Instrument 1993-7531 in the Probate Office of Shelby County, Alabama.
7. Right of way to the City of Hoover, recorded in Real 365, Page 871 and Instrument 1998-24499, in the Probate Office of Shelby County, Alabama.
8. Right of way to Southern Life & Health Insurance, recorded in Real 169, Page 389, in the Probate Office of Shelby County, Alabama.
9. Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.


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

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, Superior Bank, a banking corporation, by Marks Davidson whose name as Vice President, has hereto set his signature and seal, this 17th day of November, 2010.


Superior Bank

 (SEAL)
BY: Marks Davidson
ITS: Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY) CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Marks Davidson whose name as Vice President of Superior Bank, a banking 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 17th day of November, 2010.



Notary Public
My commission expires: 5-21-12

[notarial seal]