

VALUE
#10,000.00

SEND TAX NOTICE TO:

Shelby County Properties, LLC
2201 Royal Crest Circle
Birmingham, AL 35216

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTOR.

STATE OF ALABAMA:
JEFFERSON COUNTY:

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100.....(\$10.00) Dollars**, to the undersigned grantor, **K T REALTY, 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 **SHELBY COUNTY PROPERTIES, LLC (herein referred to as GRANTEE)**, the following described real estate situated in **SHELBY County, Alabama**, to-wit:

Lot 58-A, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, Page 4, in the Probate Office of Shelby County, Alabama.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE OF A SALES PRICE GREATER THAN \$126,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$126,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

Subject to:

1. Taxes for 2011 and subsequent years, not yet due and payable.
2. Any and all outstanding rights of redemption from foreclosure sale.

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Steve Owens, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December, 2010.

K T REALTY, INC.

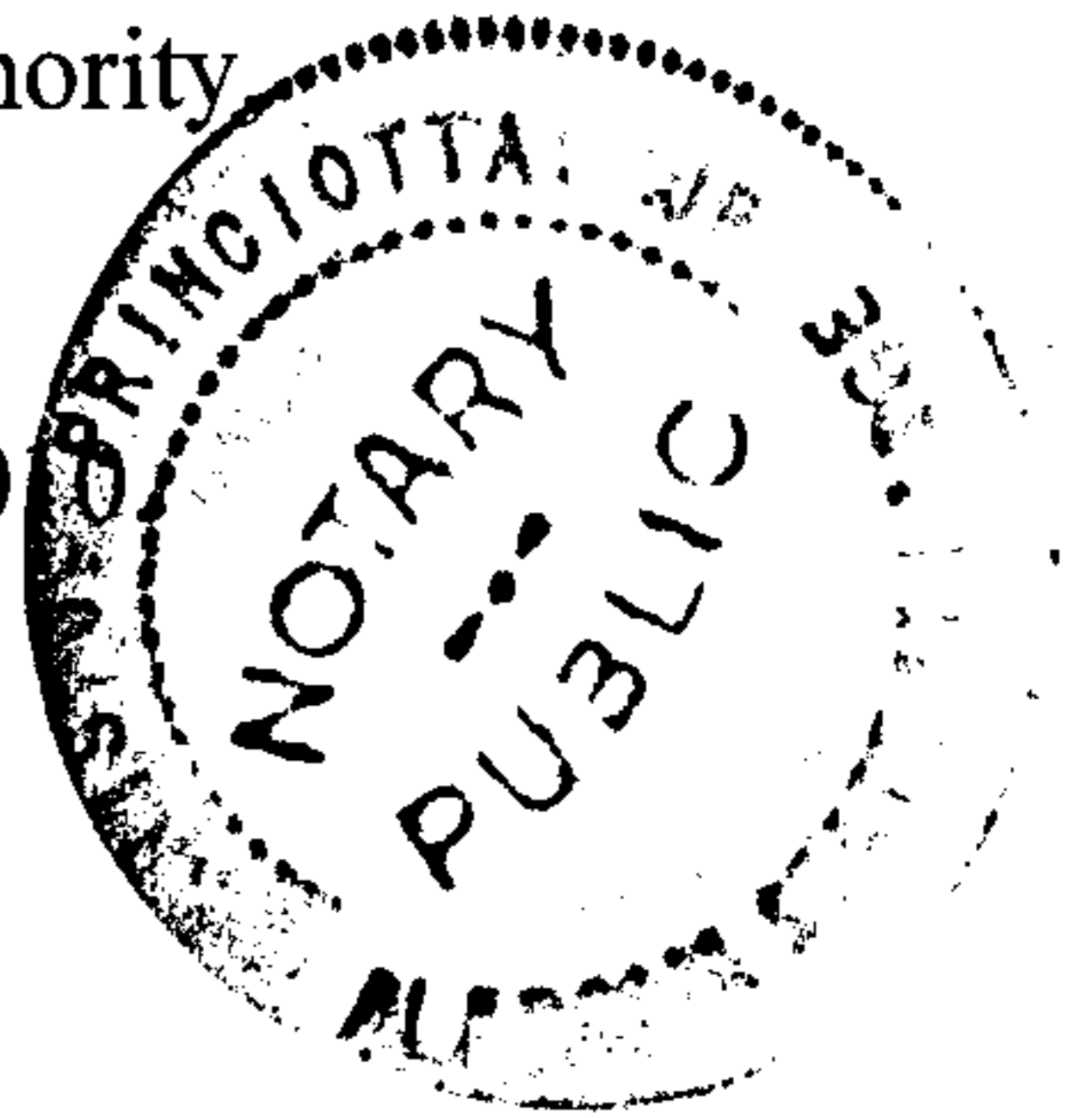
BY: Steve Owens (Seal)
Steve Owens, President

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steve Owens**, whose name as President of **K T REALTY, 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 22nd day of December, 20

Ann Pringiotta
Notary Public



My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20101229000437130 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/29/2010 10:13:21 AM FILED/CERT