

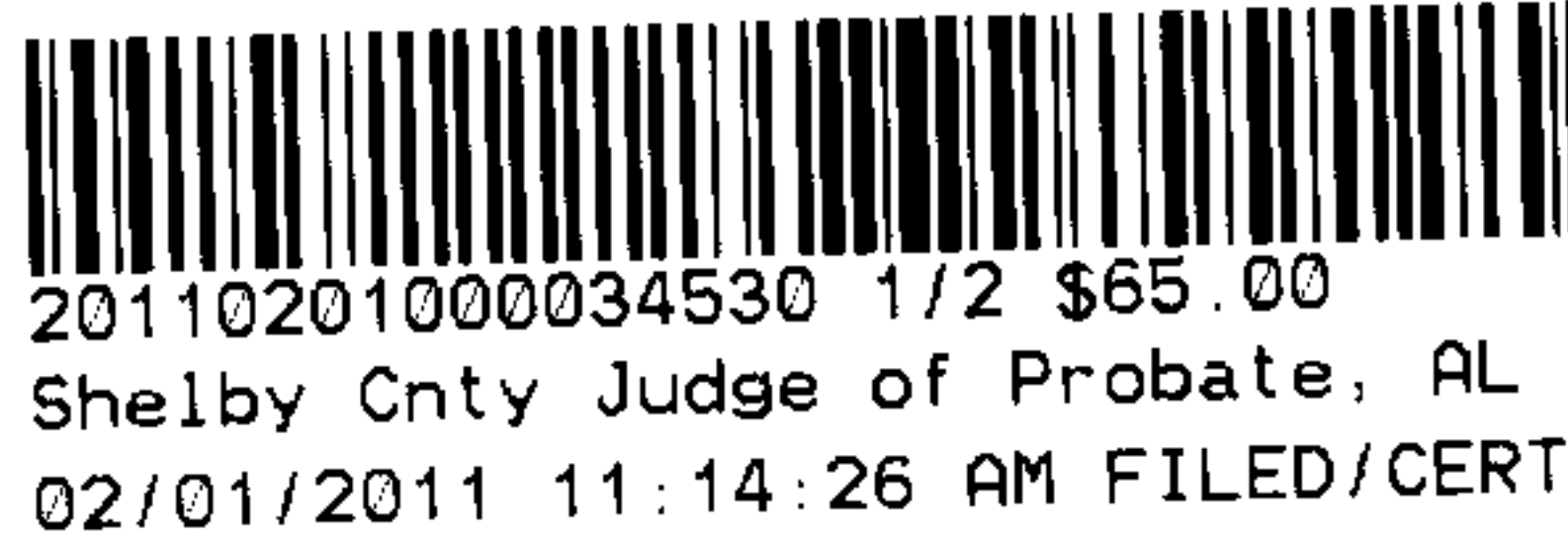
THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
2009 2nd Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:
Richard D. Roberts
KABASAG, LLC
2174 Pelham Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



Shelby County, AL 02/01/2011
State of Alabama
Deed Tax:\$50.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Seven Hundred Sixty Five Thousand Dollars (\$765,000.00)** DOLLARS to the undersigned grantor, **Beers Properties, LLC**, a limited liability company herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

KABASAG, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Beers Addition to Pelham as recorded in Map Book 34, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 1. 2011 Taxes
 2. Easements and Restrictions of Record

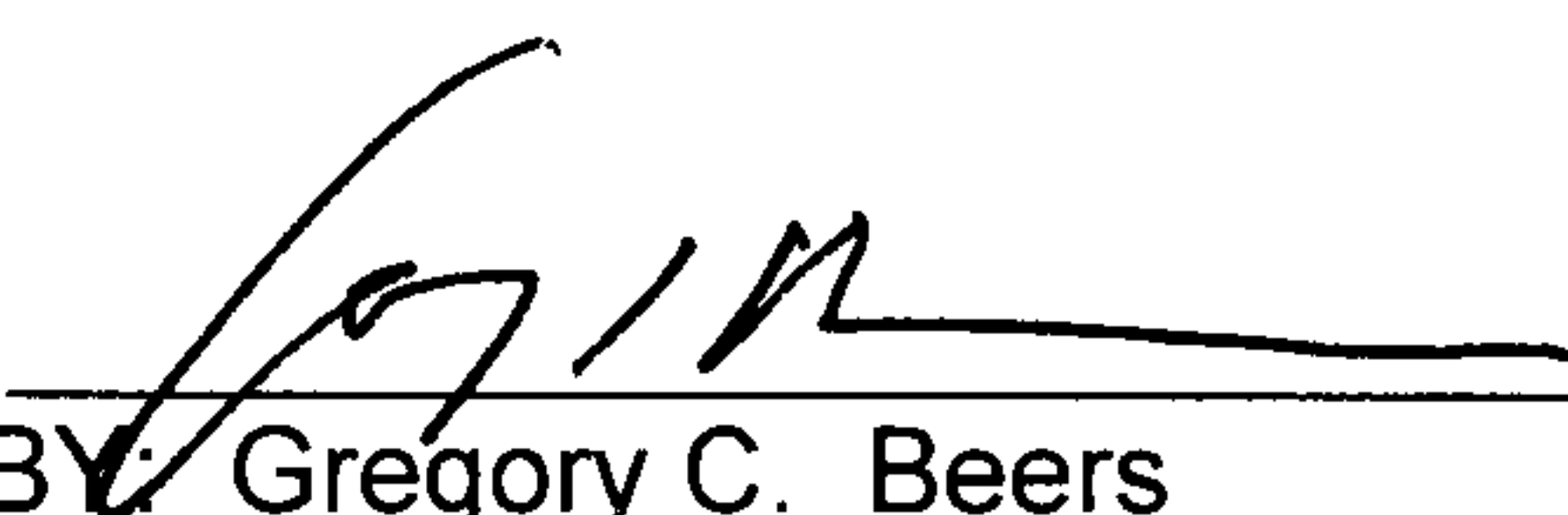
\$715,000.00 of the above purchase price was paid from the proceeds of a purchase money mortgage closed even date herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors 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 Gregory C. Beers, sole owner/member of Beers Properties, LLC, hereto set its signature and seal, this 31st day of January, 2011.

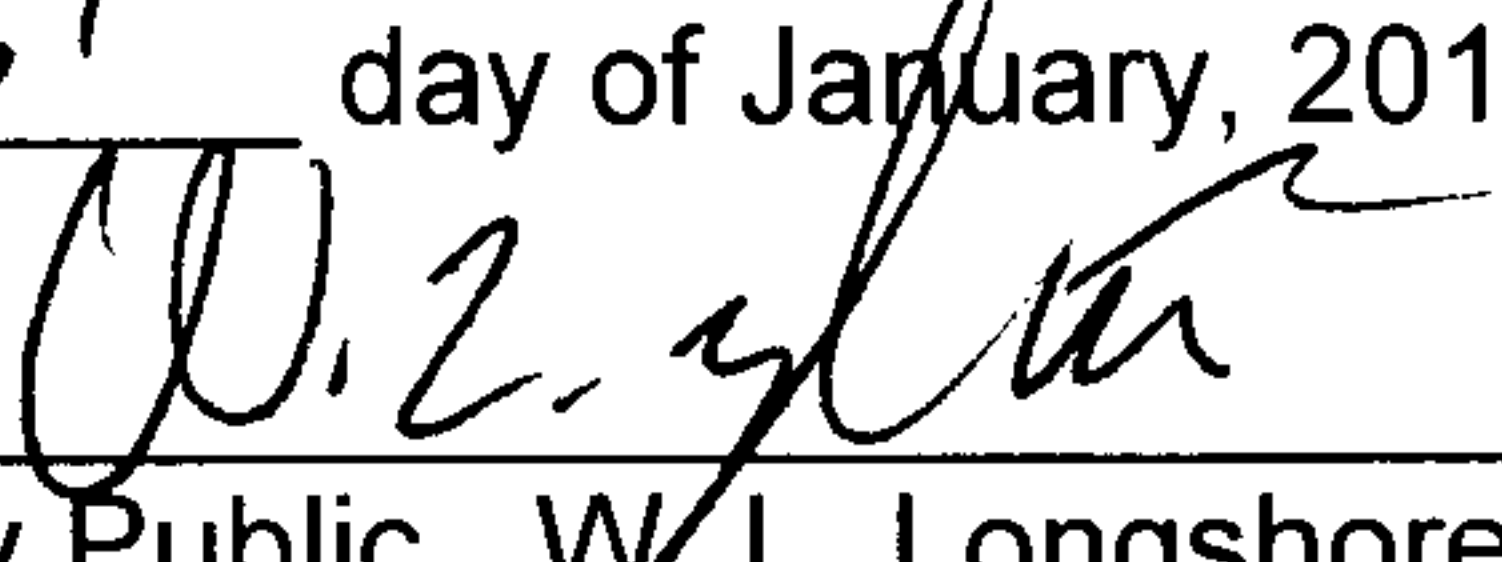
BEERS PROPERTIES, LLC

 (SEAL)
BY Gregory C. Beers
Its: Sole Owner/Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, W. L. Longshore, III, a Notary Public in and for said County in said State, hereby certify that Gregory C. Beers whose name as Sole Owner/Member of Beers Properties, LLC, 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 said conveyance, he as such sole owner/member and with full authority, executed the same voluntarily for and as the act of said limited liability company, in his capacity as said sole owner/member.

Given under my hand this the 31st day of January, 2011.



Notary Public W. L. Longshore, III
My Commission Expires: 5-18-2012



20110201000034530 2/2 \$65.00
Shelby Cnty Judge of Probate, AL
02/01/2011 11:14:26 AM FILED/CERT