



20110406000106950 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
04/06/2011 02:15:07 PM FILED/CERT

Send Tax Notice to:

Antod Corp.

750 Park of Commerce Blvd.

Suite 210

Buck Raton, FL 33487

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **W. C. RICE OIL CO., INC.**, an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by **ANTOD CORP.**, a Florida corporation (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2011, and subsequent years not yet due and payable.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

GRANTOR MAKES NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY CONVEYED HEREUNDER. GRANTEE HAS INSPECTED THE PROPERTY AND GRANTEE IS TAKING TITLE TO AND RECEIVING, THE PROPERTY IN ITS "AS IS" - "WHERE IS" CONDITION; AND EXCEPT FOR THE WARRANTY OF TITLE CREATED BY THE GRANTING LANGUAGE CONTAINED HEREIN PURSUANT TO ALA. CODE § 35-4.271, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER MATTER.

Shelby County, AL 04/06/2011
State of Alabama
Deed Tax: \$100.00

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative effective as of the 4th day of APRIL, 2011.

GRANTOR:

W. C. RICE OIL CO., INC.

By: Richard L. Deshazo
Name: RICHARD L. DESHAZO
Title: PRESIDENT & CHIEF FINANCIAL OFFICER

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Deshazo, whose name as President & CFO of W. C. RICE OIL CO., INC., an Alabama 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, (s)he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of April, 2011.

{ SEAL }

[Signature]
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 14, 2015

This instrument prepared by:
Crystal H. Holmes, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205



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Exhibit A

Legal Description of Property

Commence at the Southeast Corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, thence North 2° 58' west along the Section line, a distance of 801.27 feet to the point of beginning of the property herein described; thence continue North 2° 58' west along the Section line and west boundary of Firehouse Street, a distance of 209.57 feet to a point, thence South 73° 43' west along the south boundary of College Street a distance of 155.98 feet to a point; thence South 18° 01' east a distance of 192.78 feet to a point; thence North 80° 00' east a distance of 102.48 feet to the point of beginning, all of said lot being located in SE 1/4 of NE 1/4, Section 26, Township 21, Range 1 West, Shelby County, Alabama.

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