

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: VS Properties, LLC

(Address) 1109 1st Street South

Alabaster, Alabama 35007

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**

DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THOMAS C. CAIRNS, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **VS PROPERTIES, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL I:

From the northeast corner of the SE ¼ of the NE ¼ of Section 35, Township 20, Range 3 West and run westerly along the North boundary line of the said SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West for 217.10 feet to the point of intersection of the North boundary line of said SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West and the West right of way of U.S. Highway No. 31 for the point of beginning of the land herein described; thence continue westerly along the North boundary line of said SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West for 82.88 feet to a point on the East right of way of the Louisville and Nashville Railroad; thence turn an angle of 83 degrees 18 minutes to the left and run southwesterly along the East R.O.W. line of said L & N Railroad for 150 feet to a point; thence turn an angle of 97 degrees 20 minutes to the left and run easterly 80.00 feet, more or less, to a point on the West right of way of U.S. Highway No. 31; thence run northeasterly and along the westerly of the said U.S. Highway No. 31 a distance of 150 feet to the point of beginning.
Situated in Shelby County, Alabama.

Subject to:

- **Taxes for 2011 and subsequent years.**
- **Transmission line permits to Alabama Power Company recorded in Deed Book 103, Pages 45 through 49; Deed Book 103, Pages 51, 52 and 53.**
- **Easement to American Telephone and Telegraph Company recorded in Deed book 168, Page 472. Said easement being shown as 30 foot easement on survey made by Alton Young, Reg. No. 1666 on August 29, 1964.**

- **Purchase Money First Mortgage in favor of Central State Bank, executed on even date herewith, in the amount of \$270,000.00.**

The real property hereinabove described does not constitute the homestead of Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her, their or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29th day of April, 2011.

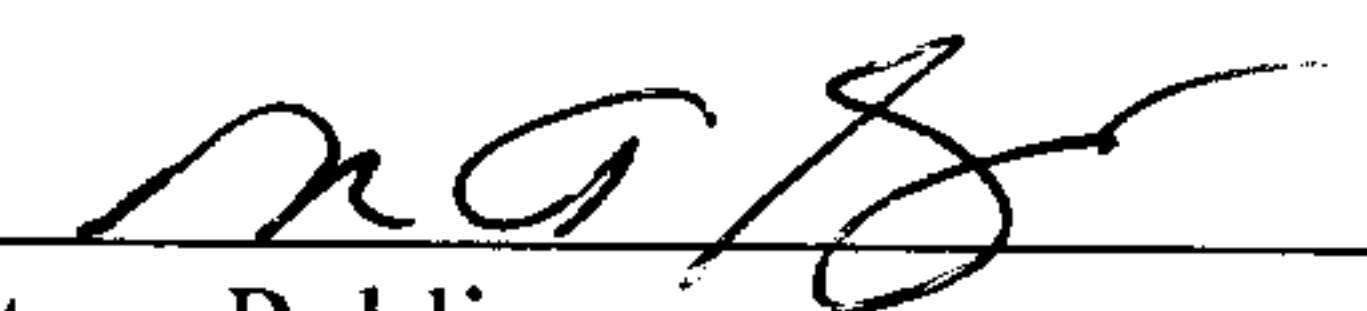

THOMAS C. CAIRNS

Shelby County, AL 05/02/2011
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **THOMAS C. CAIRNS**, whose name 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2011.


Notary Public
My commission expires: 08/13/13