

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Venture Developers, LLC
111-A Owens Parkway
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Sixty-Five Thousand and No/100 (\$165,000.00) Dollars to the undersigned grantor, U.S. Small Business Administration, an agency of the Government of the United States of America, pursuant to 15 U.S.C. § 631 *et seq.*, in hand paid by Venture Developers, LLC, the receipt whereof is hereby acknowledged, U.S. Small Business Administration (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto Venture Developers, LLC (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama (the "Property"), to-wit:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama, and run thence Southerly along the West line of said Section 26 a distance of 1,321.72 feet to a point; thence turn 89 degrees 53 minutes 16 seconds left and run Easterly 799.62 feet to a steel pin corner on the Southerly margin of Shelby County Highway No. 70 and the point of beginning of the property being described; thence turn 87 degrees 38 minutes 11 seconds right and run Southerly a distance of 747.00 feet to a point in the centerline of the Little Beeswax/Town Creek; thence turn 102 degrees 06 minutes 44 seconds left and run Easterly along centerline of said Creek 109.00 feet to a point; thence turn 74 degrees 21 minutes 21 seconds left and run Northerly 749.00 feet to a steel pin corner on the same said Southerly margin of same said Highway No. 70; thence turn 105 degrees 54 minutes 39 seconds left and run Westerly along said margin of said Highway 52.00 feet to the P.C. of a curve; thence turn 04 degrees 54 minutes 59 seconds right to chord and continue Westerly along the chord of said curve a chord distance of 112.71 feet to the point of beginning.

SUBJECT TO: (1) Current Taxes; (2) Riparian rights and rights of others in and to the use of creek bordering subject property; (3) Less and except any part of the subject property which lies within a roadway, right of way, easement, creek or waterway; (4) Transmission line permits to Alabama Power Company in Deed Book 119, page 109; Deed Book 163, page 428; Deed Book 162, page 324; and Deed Book 177, page 492, in the Probate Office of Shelby County, Alabama; (5) Right of way to Shelby County in Deed Book 161, Page 42, in the Probate Office of Shelby County, Alabama; (6) Mineral and mining rights in Deed Book 173, page 440, in the Probate Office of Shelby County, Alabama.

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



20110823000248770 1/2 \$180.00
Shelby Cnty Judge of Probate, AL
08/23/2011 10:15:35 AM FILED/CERT

Shelby County, AL 08/23/2011
State of Alabama
Deed Tax: \$165.00

IT IS EXPRESSLY STIPULATED, AGREED AND UNDERSTOOD that this conveyance is made and given without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the property described above, upon the undersigned, and is further made subject to unpaid taxes, if any, and to the statutory right of redemption, if any, it being the purpose of this instrument to convey all right, title and interest acquired by the U.S. Small Business Administration in and to the aforesaid real property by Foreclosure Deed dated April 8, 2009, being of record in Instrument #20090409000129570 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 5th day of August, 2011.

David Schulte
Witness

U.S. SMALL BUSINESS ADMINISTRATION, an agency of the Government of the United States of America

By: Hollis Carter
as its Supervisory Loan Officer


STATE OF Arkansas)
COUNTY OF Pulaski)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hollis Carter, whose name as SLO of U.S. Small Business Administration, an agency of the Government of the United States of America, 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, in his capacity as such SLO, and with full authority, executed the same voluntarily for and as the act of the U.S. Small Business Administration.

Given under my hand and seal this 5 day of August, 2011.

[Signature]
Notary Public

My Commission Expires: _____


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