

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Innovative Combustion Technologies, Inc.
2367 Lakeside Drive, Suite A-1
Birmingham, AL 35244

WARRANTY DEED

20111228000391120 1/1 \$147.00
Shelby Cnty Judge of Probate, AL
12/28/2011 09:29:39 AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six hundred seventy five thousand and 00/100 (\$675,000.00) DOLLARS (of which amount \$540,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, M M & S, an Alabama general partnership (herein referred to as grantors) do grant, bargain, sell and convey unto Innovative Combustion Technologies, Inc. (herein referred to as GRANTEE) the following described real estate situated in Jefferson County, Alabama to-wit:

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 West; thence run East along said South line a distance of 445.62 feet to the Westerly right-of-way line of County Road #17; thence turn left 71 deg. 27 min. 40 sec. and run Northeasterly along said right-of-way line a distance of 178.37 feet to the point of beginning; thence continue along the last described course a distance of 228.49 feet; thence turn left 108 deg. 18 min. and run West a distance of 218.39 feet; thence turn left 83 deg. 34 min. 20 sec. and run Southwesterly a distance of 161.16 feet; thence turn left 77 deg. 58 min. 30 sec. and run Southeasterly a distance of 179.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 12/28/2011
State of Alabama
Deed Tax: \$135.00

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 noted 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) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 21, 2011.

WITNESS:

_____(SEAL)

Harvey A. Shores (SEAL)
M M & S, an Alabama general
partnership, By Harvey A. Shores,
Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harvey A. Shores, Partner of M M & S, an Alabama general partnership, whose name(s) 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 on the day the same bears date, for and as the act of said partnership.

Given under my hand and official seal on December 21, 2011.

[Signature]
NOTARY PUBLIC

My commission expires: 4/4/12

