

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

SEND TAX NOTICE TO:
Philip S. Gannuscio

401 Shiloh Circle
D'ham 25213

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned grantor, HMW Partners, L.L.C., in hand paid by Philip S. Gannuscio, the receipt whereof is hereby acknowledged, the said HMW Partners, L.L.C. (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Philip S. Gannuscio (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Quarter-Quarter Section, run thence in a Southerly direction along the West line of said Quarter-Quarter section for a distance of 401.85 feet to an iron pin found; thence turn an angle to the left of 88 degrees 43 minutes 24 seconds and run in an Easterly direction for a distance of 803.43 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue Eastwardly along the same course as before for a distance of 250.00 feet to the West right-of-way line of Shelby County Highway No. 95; thence turn an angle to the right of 97 degrees 24 minutes 02 seconds and run in a Southerly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 14.46 feet; thence turn an angle to the right of 11 degrees 18 minutes 36 seconds and run in a Southwesterly direction along said West right-of-way line of said Shelby County Highway No. 95 for a distance of 50.99 feet; thence turn an angle to the left of 11 degrees 18 minutes 36 seconds and run in a Southerly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 100.00 feet; thence turn an angle to the left of 11 degrees 18 minutes 36 seconds and run in a Southeasterly direction along the West right-of-way line of said Shelby County Highway No. 95 for a distance of 50.99 feet; thence turn an angle to the right of 97 degrees 14 minutes 30 seconds and run in a Westerly direction for a distance of 250.00 feet; thence turn an angle to the right of 94 degrees 29 minutes 04 seconds and run in a Northerly direction for a distance of 200.00 feet to the point of beginning of the parcel herein described.

SUBJECT TO: (1) Current taxes; (2) Easement to Colonial Pipe Line Company as recorded in Deed Book 223, Page 431 and Deed Book 268, Page 298 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Easement to Southern Natural Gas Company as recorded in Deed Book 91, Page 231 in the Office of the Judge of Probate of Shelby County, Alabama; (4) Rights of way to Shelby County as recorded in Deed Book 271, Page 731 and Deed Book 271, Page 734 in the Office of the Judge of Probate of Shelby County, Alabama; (5) Title to minerals underlying caption lands with mining rights and privileges

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belonging thereto, as reserved in Deed Book 119, Page 240 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantor for itself, its successors and assigns, covenants with said Grantee, and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 31st day of March, 1994.

WITNESSES:


HMW Partners, L.L.C.

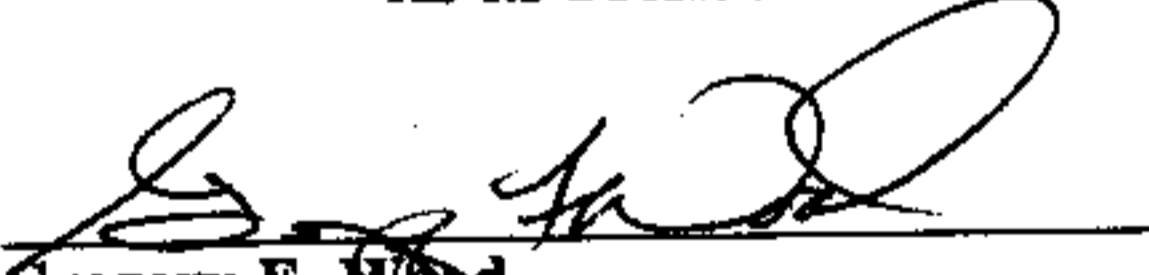
**By: North Shelby Partners, an Alabama
general partnership
As its Member**


**By: Roy Martin Construction, Inc.
As General Partner**


**By: 
Roy L. Martin
As its President**

**By: J. Harris Development Corp.
As General Partner**

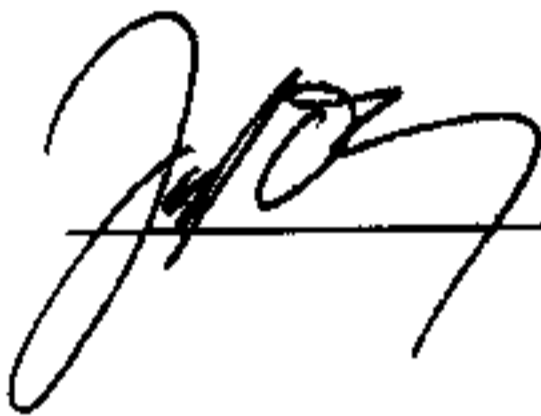
**By: 
Jack D. Harris
As its President**

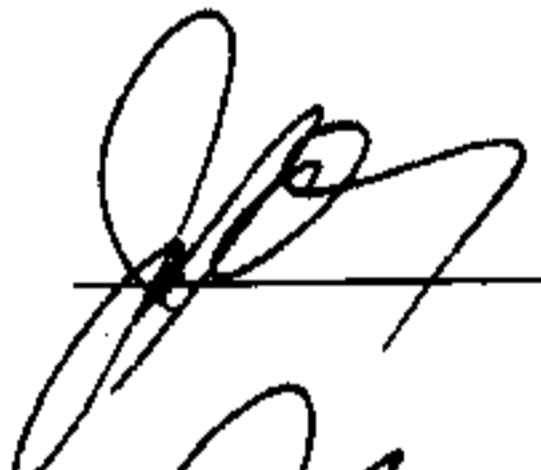
**
Gregory F. Wood
As its Member**


**
Michael L. Wood
As its Member**


**
James R. Powers
As its Member**

**
Robert Hastings
As its Member**









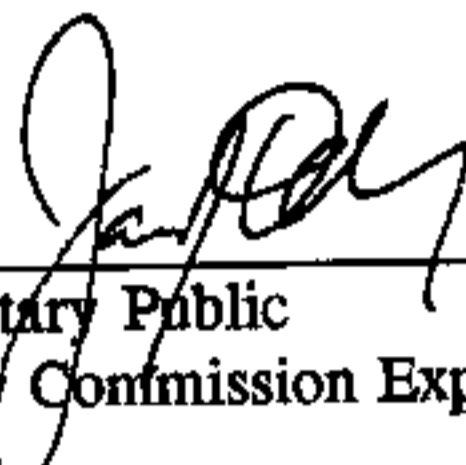




STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, a corporation, as General Partner of North Shelby Partners, an Alabama general partnership, as one of the Members of HMW Partners, L.L.C., a limited liability company, 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 for and as the act of said corporation acting in its capacity as General Partner of North Shelby Partners acting in its capacity as one of the Members of HMW Partners, L.L.C.

Given under my hand and seal this 31st day of March, 1994.



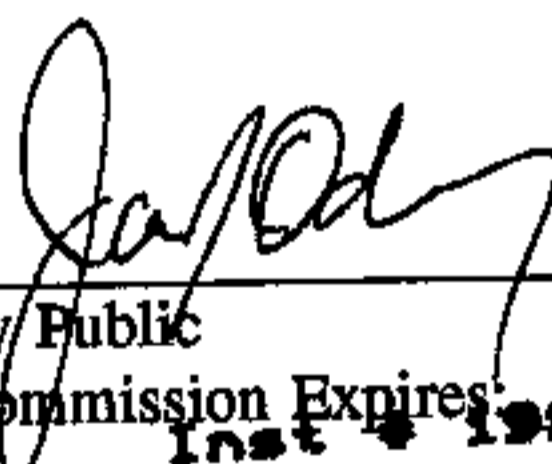
Notary Public
My Commission Expires: 5/23/95

Inst # 1994-11028

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack D. Harris, whose name as President of J. Harris Development Corp., a corporation, as General Partner of North Shelby Partners, an Alabama general partnership, as one of the Members of HMW Partners, L.L.C., a limited liability company, 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 for and as the act of said corporation acting in its capacity as General Partner of North Shelby Partners acting in its capacity as one of the Members of HMW Partners, L.L.C.

Given under my hand and seal this 31st day of March, 1994.



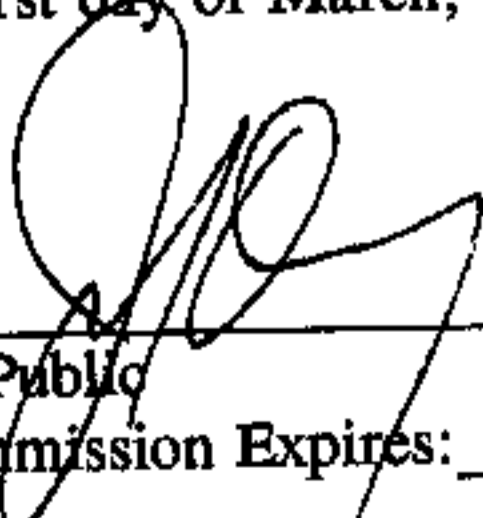
Notary Public
My Commission Expires: 5/23/95

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SHELBY COUNTY JUDGE OF PROBATE
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory F. Wood, Michael L. Wood, James R. Powers and Robert Hastings, whose names as Members of HMW Partners, L.L.C., a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 31st day of March, 1994.



Notary Public
My Commission Expires: 5/23/95