

Send Tax Notice to:
B & J Enterprises, L.L.P.
2224 Baneberry Drive
Birmingham, AL 35244

Instrument Prepared By:
John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209
Inst # 2001-41624

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

09/26/2001-41624
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 57.00

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Cecil F. Davis and Muriel A. Davis, husband and wife, hereinafter called "Grantors", and B & J Enterprises, L.L.P., hereinafter called "Grantee".

The Grantors, for and in consideration of Two Hundred Thousand and No/100 (\$200,000.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to B & J Enterprises, LLP, the following described real estate and improvements thereon, located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by reference.

Subject to:

1. Taxes and assessments for the year 2001, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Less and except any part of subject property lying within any railroad right-of-way.
3. Less and except any part of subject property lying within a public road.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

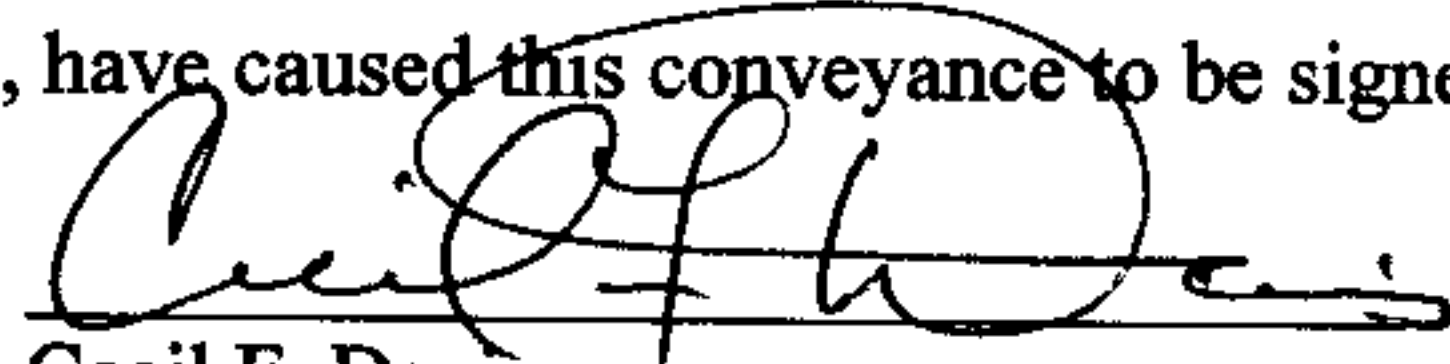
\$160,000.00 of the purchase price is being paid from the proceeds of a mortgage recorded herewith.


TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, in fee simple absolute forever.

Grantors covenants with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they has a good right to sell and convey the same as aforesaid; that they will warrant and

above; that they has a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be signed on this the 26th day of September, 2001.


Cecil F. Davis


Muriel A. Davis

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Cecil F. Davis and Muriel A. Davis, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they, executed the same voluntarily.

Given under my hand and seal this 26th day of September, 2001.

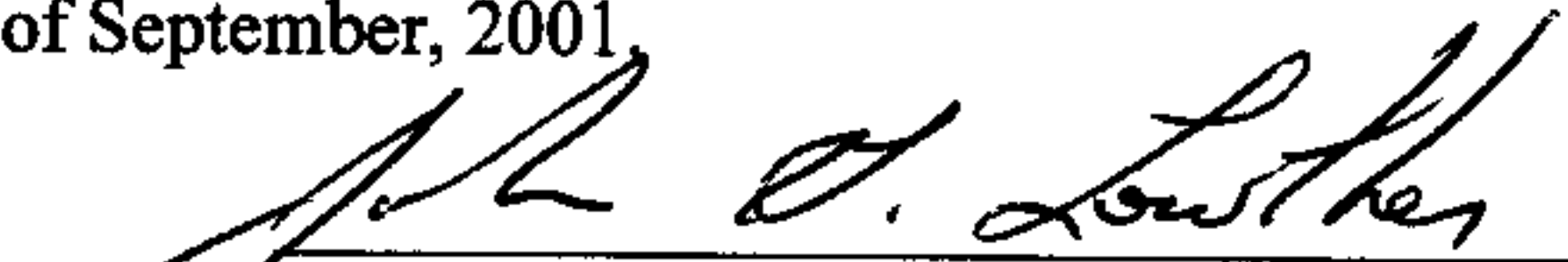

Notary Public
My Commission Expires: 1-3-03

EXHIBIT "A"

Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; thence South $87^{\circ} 41' 0''$ West along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 499.01' to the POINT OF BEGINNING and the westerly right-of-way of Shelby County Hwy. 47; thence continue along the last described course a distance of 112.48' to the easterly right-of-way of Alabama Gas Corporation; thence South $20^{\circ} 41' 59''$ East along said right-of-way a distance of 743.01' to the northerly right-of-way of Ronbar Drive; thence North $52^{\circ} 25' 10''$ E along said Ronbar Drive right-of-way a distance of 220.24' to the westerly right-of-way of Shelby County Hwy. 47; thence North $30^{\circ} 15' 17''$ West along said Hwy. 47 right-of-way a distance of 469.54' to a point of curve to the right having a central angle of $02^{\circ} 40' 37''$ and a radius of 3904.79'; thence along the arc of said curve and along said right-of-way a distance of 182.45' to the POINT OF BEGINNING.

AK
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