

NOTE: The entire purchase price recited herein is being secured by a purchase money mortgage being recorded simultaneously herewith.

This instrument prepared by:

Matthew S. Atkins, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

BW & MMC, L.L.C.
Attention: Mr. Thomas H. Brigham, Jr.
200 Union Hill Drive
Birmingham, Alabama 35209

2002-02326

Inst.

LIMITED WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THREE HUNDRED SEVENTY TWO THOUSAND and No/100 DOLLARS (\$372,000.00) and other good and valuable consideration to the undersigned grantor, **LAKE FOREST, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BW & MMC, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and more fully described on Exhibit A attached hereto, but subject to the following exceptions (the "Permitted Exceptions"):

Subject to the following Permitted Exceptions:

1. 2002 property taxes not yet due and payable.
2. Permit for pole line to Alabama Power Company recorded in Deed Book 219, Page 127; Deed Book 239, Page 881; and Deed Book 150, Page 89.

01/14/2002-02326
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TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein, except for the Permitted Exceptions, since the date of acquisition thereof by GRANTOR.

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, Lake Forest, L.L.C., GRANTOR, has caused its duly authorized member to hereunto set his signature as the act of such GRANTOR, as of the 14th day of January, 2002.

LAKE FOREST, L.L.C.
an Alabama limited liability company

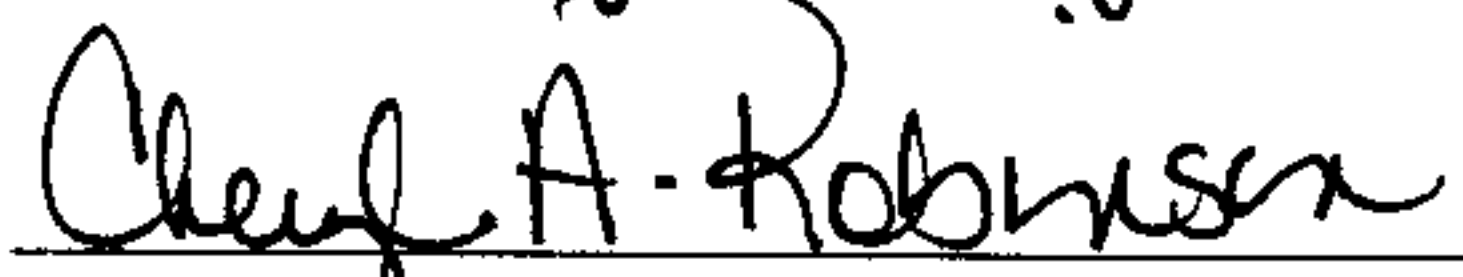
By: 
Thomas H. Brigham, Jr.
Its Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Brigham, Jr., whose name as Member of Lake Forest, L.L.C., a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 14th day of January, 2002.


Notary Public

My Commission Expires: 7/10/03

EXHIBIT A

Part of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 9, run in an easterly direction along the south line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and along the north line of Lot 223, Lake Forest Second Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 142, for a distance of 250.56 feet to an existing iron rebar being the northeast corner of said Lot 223; thence turn an angle to the right of $98^{\circ} 27' 22''$ and run in a southerly direction along the east line of Lot 224 of said Lake Forest Second Sector for a distance of 228.34 feet to an existing iron rebar being the northwest corner of Lot 408, Lake Forest Fourth Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 28, Page 93; thence turn an angle to the left of 90° and run in an easterly direction for a distance of 140 feet to an existing iron rebar being a corner of Lot 409 of said Lake Forest Fourth Sector; thence turn an angle to the left of $26^{\circ} 37' 13''$ and run in a northeasterly direction for a distance of 160.33 feet to an existing iron rebar being on the southwest right-of-way line of Sweet Leaf Drive and being on a curve, said curve being concave in an easterly direction and having a deflection angle of $7^{\circ} 3' 49''$ and a radius of 325.0 feet; thence turn an angle to the left ($82^{\circ} 56' 11''$ to the chord of said curve) and run in a northwesterly direction along the arc of said curve for a distance of 80.13 feet to the point of ending of said curve; thence turn an angle to the right of $97^{\circ} 03' 49''$ from the chord of last mentioned curve and run in a northeasterly direction for a distance of 193.93 feet to an existing iron rebar being the most northerly corner of Lot 410 of said Lake Forest Fourth Sector; thence turn an angle to the left of $97^{\circ} 49' 13''$ and run in a northwesterly direction along the west line of Lot 411 Lake Forest Fourth Sector for a distance of 115.12 feet to an existing iron rebar being the northwest corner of said Lot 411; thence turn an angle to the right of $105^{\circ} 0'$ and run in an easterly direction along the north line of Lot 411, 412, 413 and 414 of said Lake Forest Fourth Sector for a distance of 475.75 feet to an existing iron rebar; thence turn an angle to the left of $117^{\circ} 0'$ and run in a northwesterly direction for a distance of 425.0 feet to an existing iron rebar; thence turn an angle to the left of $57^{\circ} 29' 52''$ and run in a westerly direction for a distance of 160.0 feet to an existing iron rebar; thence turn an angle to the left of $2^{\circ} 28' 47''$ and run in a westerly direction for a distance of 18.16 feet to an existing iron rebar; thence turn an angle to the right of $122^{\circ} 17' 46''$ and run in a

northeasterly direction for a distance of 89.43 feet to an existing iron rebar; thence turn an angle to the left of $13^{\circ} 30' 25''$ and run in a northeasterly direction for a distance of 164.74 feet to an existing iron rebar; thence turn an angle to the right of $67^{\circ} 02' 53''$ and run in an easterly direction for a distance of 125.74 feet to an existing iron rebar; thence turn an angle to the left of $90^{\circ} 36' 06''$ and run in a northerly direction for a distance of 186.0 feet; thence turn an angle to the right of $90^{\circ} 00' 19''$ and run in an easterly direction for a distance of 3.08 feet; thence turn an angle to the left of $89^{\circ} 59' 41''$ and run in a northerly direction for a distance of 151.08 feet to an existing iron pin; thence turn an angle to the left of $88^{\circ} 14' 10''$ and run in a westerly direction along the south line of Lots 5 and 4 and its westerly extension thereof of Eaglewood Estate First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 45, for a distance of 669.70 feet to an existing iron pin being the northeast corner of Lot 16 of Eaglewood Estates Third Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 92; thence turn an angle to the left of $89^{\circ} 57' 54''$ and run in a southerly direction along the east line of said Lot 16 for a distance of 169.99 feet to an existing iron pin being the southeast corner of said Lot 16; thence turn an angle to the right of $89^{\circ} 59' 20''$ and run in a westerly direction along the south line of Lots 16, 15, 14, 13, 12 and 11 of said Eaglewood Estates Third Sector for a distance of 839.77 feet to an existing iron pin; thence turn an angle to the left of $84^{\circ} 59' 58''$ and run in a southerly direction along the east line of Lot 26, Corsentino's Addition to Eaglewood 4th Sector 1st Phase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 17, for a distance of 127.96 feet to an existing iron pin; thence turn an angle to the left of $5^{\circ} 05' 06''$ and run in a southerly direction along the east line of Lot 27 of said Corsentino's Addition to Eaglewood Estates 4th Sector 1st Phase for a distance of 120.13 feet to an existing iron pin; thence turn an angle to the right of $4^{\circ} 33'$ and run in a southerly direction for a distance of 60.03 feet to an existing iron pin being the northeast corner of Lot 128 of said Corsentino's Addition to Eaglewood Estates 4th Sector 1st Phase; thence turn an angle to the left of $8^{\circ} 46' 53''$ and run in a southerly direction along the east line of said Lot 128 for a distance of 153.67 feet to existing iron pin being the southeast corner of said Lot 128; thence turn an angle to the right of $94^{\circ} 02' 06''$ and run in a westerly direction along the south line of said Lot 128 for a distance of 48.72 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 40' 29''$ and run in a southerly direction for a distance of 124.64 feet to an existing iron rebar; thence turn an angle to the right of 90° and run in a westerly direction for a distance of 62.45 feet to an existing iron rebar; thence turn an angle to the left of 90° and run in a southerly direction for a distance of 161.0 feet to an existing iron rebar; thence turn an angle to the right of $9^{\circ} 15'$ and run in a southwesterly direction for a distance of 165.0 feet to an existing iron rebar;

thence turn an angle to the right of $3^{\circ} 0'$ and run in a southwesterly direction for a distance of 97.0 feet to an existing iron rebar; thence turn an angle to the left of $96^{\circ} 41' 28''$ and run in an easterly direction for a distance of 326.44 feet to an existing iron rebar and to a point being on the northwest line of Lot 206, Lake Forest Second Sector; thence turn an angle to the left of $81^{\circ} 16' 09''$ and run in a northeasterly direction along the northwest line of said Lot 206 for a distance of 30.0 feet to an existing iron rebar being the most westerly corner of Lot 207 of Lake Forest Second Sector; thence turn an angle to the right of $32^{\circ} 58' 55''$ and run in a northeasterly direction along the northwest line of said Lot 207 for a distance of 179.52 feet to an existing iron rebar; thence turn an angle to the right of $19^{\circ} 04' 26''$ and run in a northeasterly direction along the northwest line of said Lot 207 and Lot 222 of said Lake Forest Second Sector for a distance of 234.92 feet, more or less, to the point of beginning.

Page 3 of 3
Inst. # 2002-02326

01/14/2002-02326
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