

This instrument was prepared by:
Bruce L. Gordon
Gordon, Gibbons & Peacock, L.L.C.
2450 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) to the undersigned Grantor, Higginbotham Oil Company, Inc. , a corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Speedtrac, Inc.(herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Less and except any part of subject property lying within a road right of way.

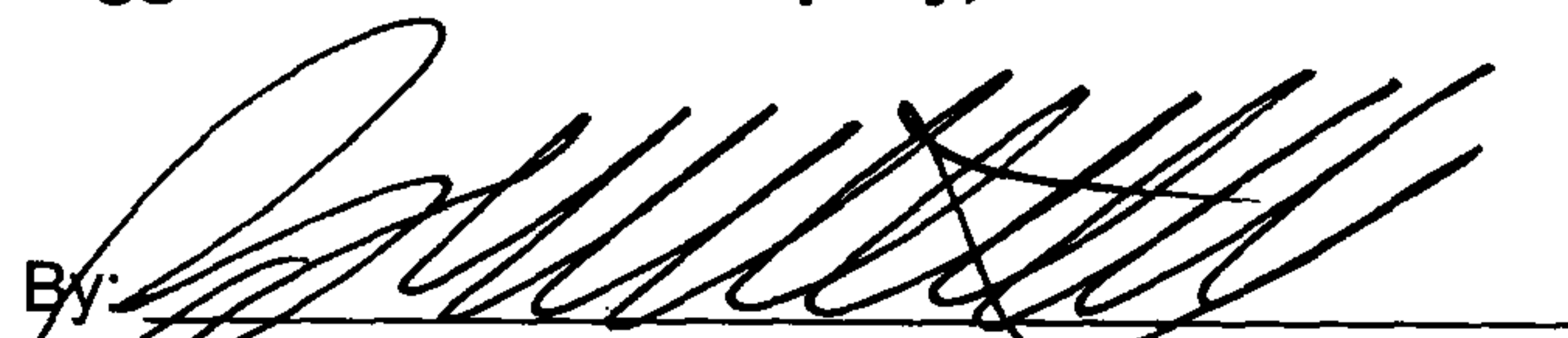
SUBJECT TO:

- (1) Taxes and assessments for the year 2002, and subsequent years, which are not yet due and payable;
- (2) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 106, page 26, in the Probate Office of Shelby County, Alabama;
- (3) Coal, oil, gas and other mineral interest in, to or under the land herein described.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Burnie A. Higginbotham, Jr.**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of September, 2002.

Higginbotham Oil Company, Inc.

By: 
Its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Burnie A. Higginbotham, Jr., whose name as President of Higginbotham Oil Company, Inc., a corporation, 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.

Given under my hand and official seal, this the 4th day of September, 2002.

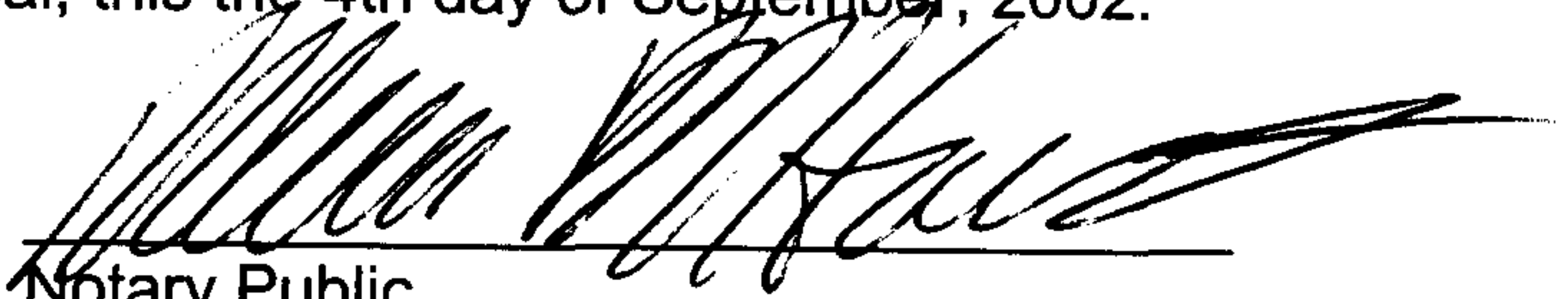

Notary Public

EXHIBIT "A"

A parcel of land in the NE $\frac{1}{4}$ of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West; thence run North $0^{\circ}45'00''$ East along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 642.00 feet to a point on the North side of Alabama Highway No. 25; thence continue on the last described course and run North $0^{\circ}45'00''$ East a distance of 518.00 feet to a point on the South side of the Old Highway No. 25; thence run South $56^{\circ}30'00''$ West, along said South side of the Old Highway No. 25 a distance of 903.60 feet; thence run South $58^{\circ}10'00''$ West along said South side of the Old Highway No. 25 a distance of 834.00 feet; thence run South $0^{\circ}45'00''$ West a distance of 234.60 feet; thence run South $89^{\circ}59'60''$ East a distance of 125.00 feet; thence run South $0^{\circ}45'00''$ West a distance of 222.57 feet to a set $\frac{1}{2}$ rebar, said point being the point of beginning; thence continue on the last described course and run South $0^{\circ}45'00''$ West a distance of 349.43 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25; thence run South $74^{\circ}30'09''$ East, along said right of way line a distance of 99.45 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25, said point being situated on a curve to the left having a central angle of $20^{\circ}56'45''$, a radius of 1382.75 feet; thence run along the arc a distance of 505.50 feet; thence run North $59^{\circ}12'39''$ West a distance of 138.72 feet; thence run North $28^{\circ}58'47''$ West a distance of 305.00 feet to a set $\frac{1}{2}$ inch rebar; thence run South $65^{\circ}51'40''$ West a distance of 325.40 feet to a set $\frac{1}{2}$ inch rebar and the point of beginning; being situated in Shelby County, Alabama.