

Send Tax Notice To: Parkimlar Enterprises, Inc.
400 Keystone Court
Pelham, Alabama 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED FIVE THOUSAND NINE HUNDRED FORTY-SIX AND 20/100 (\$ 105,946.20) DOLLARS, and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto PARKIMLAR ENTERPRISES, INC., herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

Subject to: 1. General and special taxes or assessments for the Year 2003 and subsequent years not yet due and payable. 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property. 3. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 138, Page 52, in Probate Office. 4. Existing Montgomery to Nashville Telephone line and Pelham Sanitary Sewer Easement on Easterly as shown on Map Book 21, Page 62 in the Probate Office. 5. Sewer Easement to City of Pelham in Inst. #1997-16830 in the Probate Office. 6. Easement to the City of Pelham as shown by instrument recorded in Deed Book 337, Page 525, in Probate Office. 7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303, Page 226 in Probate Office.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS WIFE OR ANY MEMBER OF HIS FAMILY.

\$ 100,000.00 of the consideration recited herein is being paid with the proceeds of a mortgage loan, of even date herewith, on the property herein described.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its

successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of November, 2002.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2002.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Exhibit A

Parcel A

Part of Lot 1, Keystone Commercial Complex, as recorded in Map Book 21 page 62, in the Office of the Judge of Probate, City of Pelham, Shelby County, Alabama, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West being a parcel of land being more particularly described as follows:

Beginning at the SE corner of Lot 1, Keystone Commercial Complex, as recorded in the Probate Office of Shelby County in Map Book 21 page 62 and run North 07 deg. 09 min. 00 sec. West a distance of 144.33 feet; thence North 77 deg. 21 min. 00 sec. East a distance of 37.66 feet; thence North 07 deg. 09 min. 00 sec. West a distance of 31.14 feet; thence North 89 deg. 56 min. 35 sec. West a distance of 114.74 feet; thence South 00 deg. 05 min. 17 sec. West a distance of 175.54 feet to the northern most right of way line of Keystone Court, said point on a point on a curve being concave to the Northeast having a radius of 50.00 feet, a delta angle of 34 deg. 25 min. 28 sec. and along the arc of said curve and along said right of way line a distance of 30.04 feet to the point of a curve concave to the Southwest said curve having a radius of 25.00 feet a delta angle of 48 deg. 11 min. 23 sec. and along the arc of said curve and along said right of way line distance of 21.03 feet to curve end; thence North 80 deg. 22 min. 41 sec. East a distance of 536.53 feet to the point of beginning.

Parcel B

A parcel of land in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, being more particularly described as follows:

Beginning at the SE corner of Lot 1, Keystone Commercial Complex, as recorded in the Probate Office of Shelby County, in Map Book 21, page 62 and run North 07 deg. 09 min. 00 sec. West a distance of 144.33 feet; thence North 77 deg. 21 min. 00 sec. East a distance of 37.66 feet; thence South 07 deg. 08 in. 59 sec. East a distance of 155.11 feet to the Northerly right of way line of Keystone Court; thence South 81 deg. 26 min. 55 sec. West a distance of 37.50 feet; thence North 07 deg. 09 min. 00 sec. West a distance of 8.09 feet to the point of beginning.

\$100,000.00 of the purchase price recided above was paid from a mortgage loan simultaneously herewith