



SEND TAX NOTICES TO:

JCG INVESTMENTS LLC
5032 Castle Rock Drive,
Birmingham, Alabama, 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

*\$1,120,000.00
Pd by mty*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **INVESTMENT PARTNERS, INC.** and **Jayne Adele Getsinger**, a married woman (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **JCG INVESTMENTS LLC** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama, along with all leases pertaining thereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1 day of May, 2003.

INVESTMENT PARTNERS, INC.

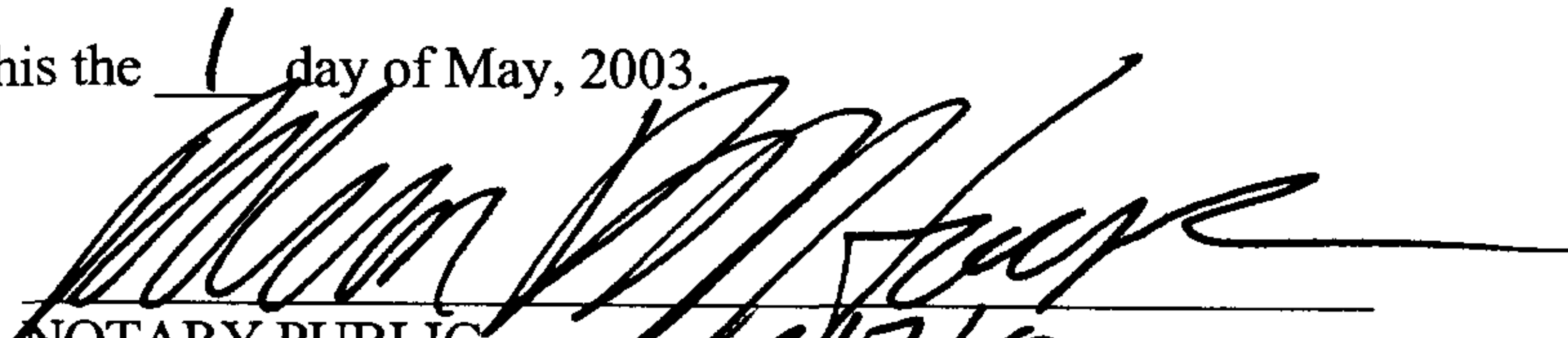
BY *[Signature]*
(Its President)

[Signature]
Jayne Adele Getsinger

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Keith, whose name as President of INVESTMENT PARTNERS, INC., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

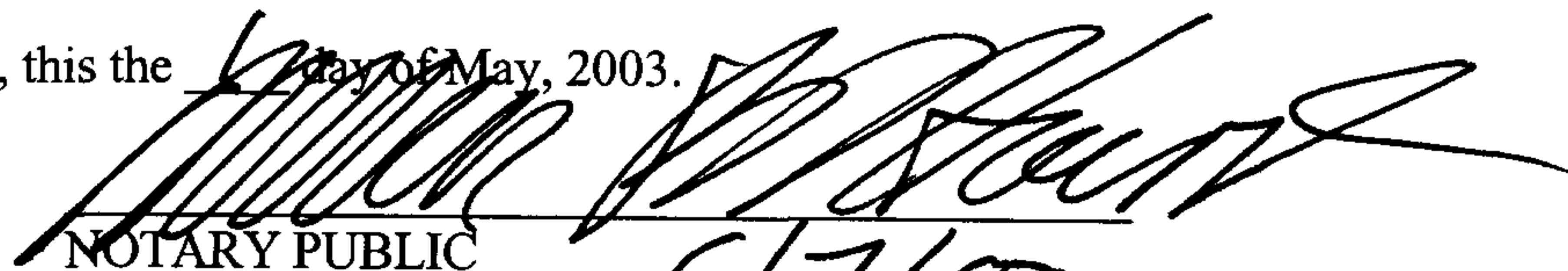
Given under my hand and official seal, this the 1 day of May, 2003.


NOTARY PUBLIC
My Commission Expires: 6/7/03

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jayne Adele Getsinger, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of May, 2003.


NOTARY PUBLIC
My Commission Expires: 6/7/03

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT

Grantor: INVESTMENT PARTNERS, INC. and Jayne Adele Getsinger
Grantee: JCG INVESTMENTS LLC

PARCEL I: Lot 3, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.

PARCEL II: TOGETHER with a permanent easement over Lot 2, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, page 15, in the Probate Office of Shelby County, Alabama, which easement is granted for the purpose of ingress and egress and the running of utilities to the property conveyed herein, and which easement is in the location shown on the plat for "Valleydale Professional Park", as the "Access Easement" lying along the Eastern edge of said Lot 2, and which easement is 60.08 feet wide along its Southwestern boundary, and 60.18 feet along its Northeastern boundary. The aforesaid easement is perpetual and appurtenant to the property conveyed herein

SUBJECT TO: i) taxes and assessments for the year 2003, a lien but not yet payable; ii) right of way granted to Alabama Power Company by instrument recorded in Book 65, page 19; iii) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 65, page 96; iv) 25 foot building set back line along the Southeastern lot line for maintenance of Valleydale Road and 25 foot wide undisturbed buffer strip along the West lot line, and a 7.5 foot easement along the North lot line, all as shown on the recorded map; v) notes, restrictions and disclaimers contained in Map Book 28, page 15; and vi) rights of way to City of Birmingham by and through its agent, the Water Works and Sewer Board of the City of Birmingham, as recorded in Instrument 200107/9789 (Jefferson County, Alabama, Birmingham Division).