

**A MORTGAGE AND SECURITY AGREEMENT IS BEING SIMULTANEOUSLY RECORDED HERewith.**

This instrument prepared by:  
Phillip D. Corley, Jr., Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
JSJ, L.L.C.  
2645 Buckboard Road  
Birmingham, Alabama 35244

**WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) to the undersigned grantor, **A. D. JORDAN and JEAN JORDAN**, husband and wife (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JSJ, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR, has caused its duly authorized officers to hereunto  
set their signatures as the act of such GRANTOR, this the 19 day of July, 2004.


  
A.D. JORDAN

  
JEAN JORDAN

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**A.D. JORDAN**, an individual whose name is signed to the foregoing, and who is know to me,  
acknowledged before me on this day, that, being informed of said Warranty Deed, executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of July, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 04.04.08

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**JEAN JORDAN**, an individual whose name is signed to the foregoing, and who is know to me,  
acknowledged before me on this day, that, being informed of said Warranty Deed, executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of July, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 04.04.08

**EXHIBIT A**

**PROPERTY LEGAL DESCRIPTION**

The premises located at 740 Volare Drive, Birmingham, Alabama 35244, more particularly described as follows:

A part of the SE  $\frac{1}{4}$  of these SE  $\frac{1}{4}$  of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said quarter-quarter Section and run thence in an Easterly direction along the South line of said quarter-quarter Section a distance of 127.76 feet to the point of beginning; thence continue along last described course a distance of 324.53 feet; thence turn an angle of 56 deg. 19 min. to the left and run in a Northeasterly direction a distance of 164.00 feet; thence turn an angle of 65 deg. 37 min. left and run in a Northwesterly direction a distance of 150.60 feet; thence turn an angle of 87 deg. 45 min. 13 sec. left and run in a Southwesterly direction a distance of 431.03 feet; thence turn an angle of 97 deg. 33 min. 47 sec. left and run in a Southeasterly direction, a distance of 63.83 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.