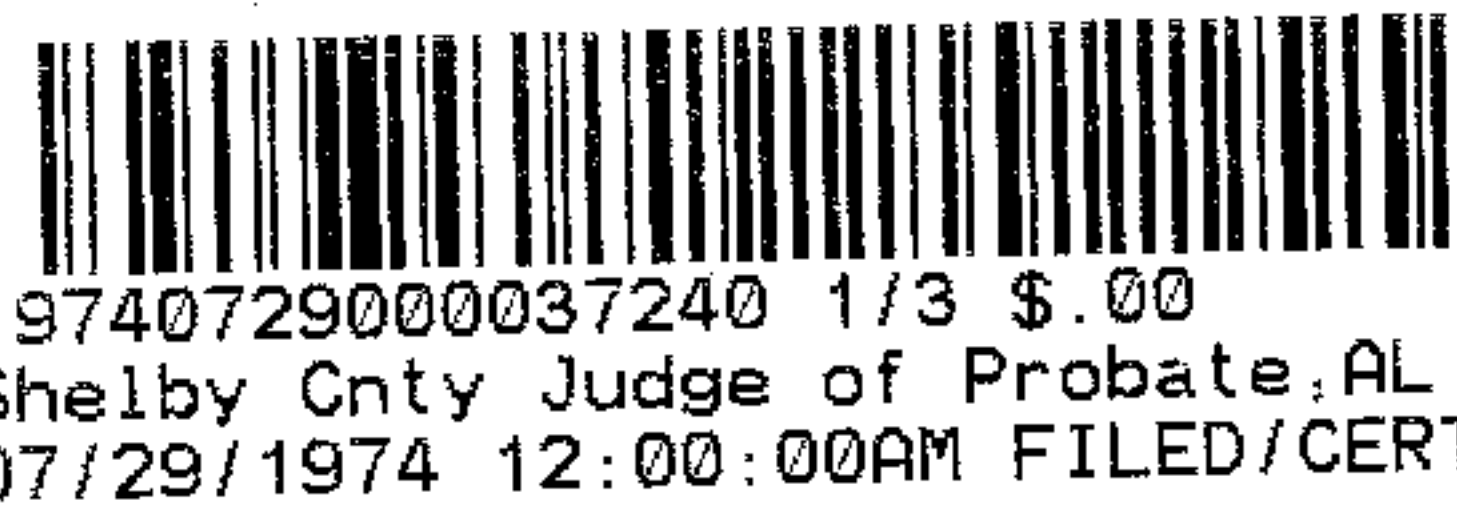


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This document was prepared by:

H. Hampton Boles
Balch, Bingham, Baker, Hawthorne, Williams & Ward
Attorneys at Law
600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) in hand paid by PEGGY SPAIN McDONALD (hereinafter referred to as "GRANTEE"), to the undersigned THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Construction Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

A tract of land containing 4.74 acres, more or less, and located in the west one-half of the northwest quarter (W1/2 of NW 1/4) of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Start at the southeast corner of the southwest quarter of the northwest quarter of Section 29, Township 19 South, Range 2 West of the Huntsville Meridian; thence north 89° 14' 05" west along the south boundary of said northwest quarter a distance of 526.01 feet to an iron pipe; thence north 00° 23' 05" west a distance of 1166.55 feet to an iron rod for a point of beginning. From the point of beginning, thence north 46° 23' 20" east 717.90 feet to an iron rod, thence north along the east boundary of the west one-half of the northwest quarter of said Section 29, a distance of 382.85 feet, more or less, to the southerly right-of-way line of Valleydale Road; thence left along the said Valleydale Road right-of-way line 717.19 feet to a point, thence left 383.44 feet to a point of beginning.

Such land is conveyed subject to the following:

1. Mineral and mining rights not owned by GRANTOR.
2. Any applicable zoning ordinances.
3. Easements and rights of way of record, including that certain easement for underground utilities over and across the East 25 feet of the subject property described in the deed recorded in Deed Book 285, page 558, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto GRANTEE, her heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each Venturer by their respective duly authorized officers thereunto on this the 23 day of July, 1974.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

By William S. Rogers
Its VICE-PRESIDENT

J. M. Snyder
Patricia Outley

Witnesses:

By: HARBERT CONSTRUCTION CORPORATION
THE HARBERT-EQUITABLE JOINT VENTURE
Under Joint Venture Agreement Dated January 30, 1974
By HARBERT CONSTRUCTION CORPORATION
AS MISSING VENTURER

Stell Hunter
Doris C. Marshall

BY Edmund D. Dyer
ITS: Vice President



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Shelby Cnty Judge of Probate, AL
07/29/1974 12:00:00AM FILED/CERT

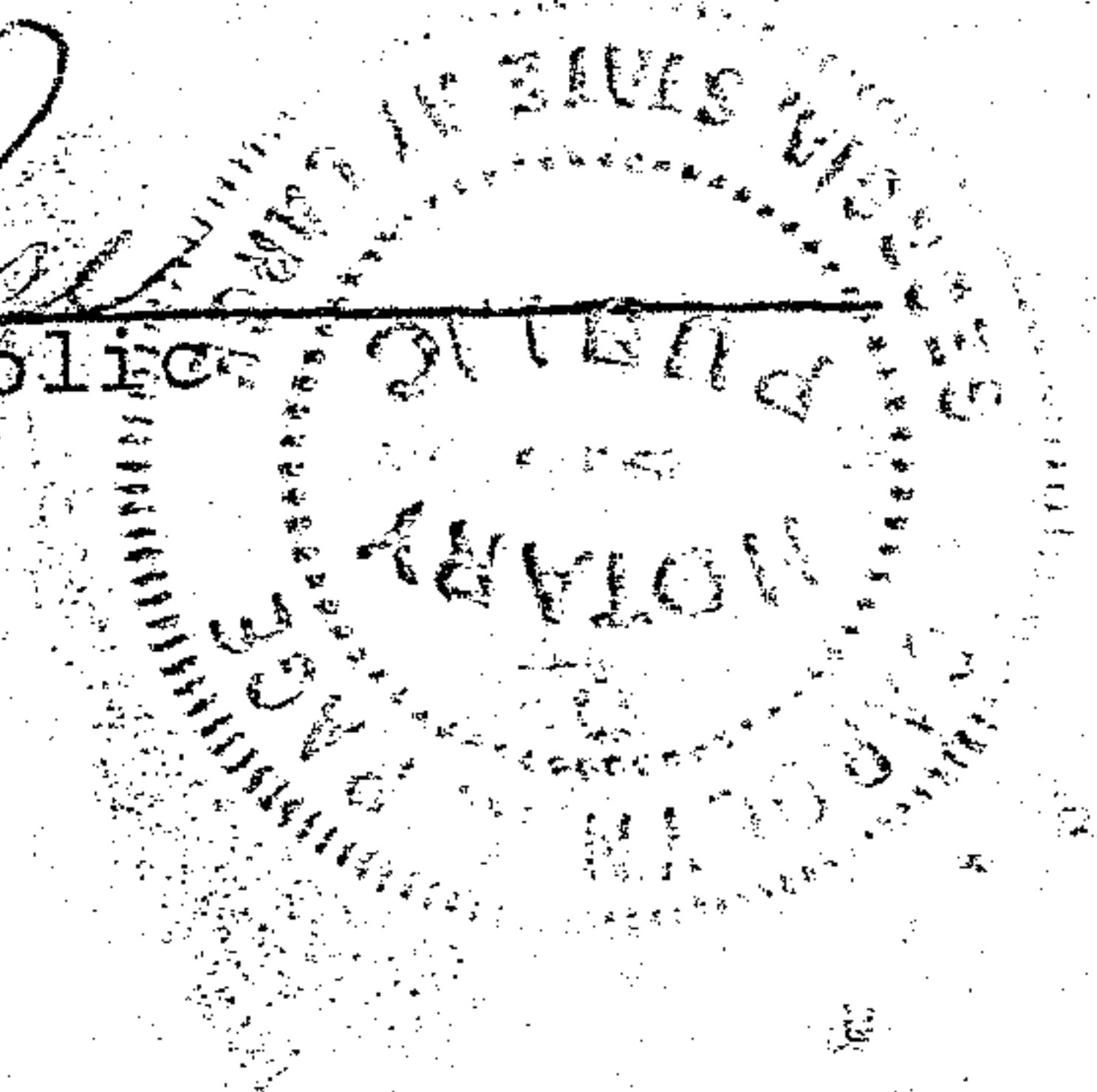
STATE OF Georgia)
COUNTY OF Fulton)

I, Carolyn K. Page, a Notary Public in and for said County in said State, hereby certify that William F. Rogers, whose name as Vice President of The Equitable Life Assurance Society of the United States, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, 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 as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 23rd day of July, 1974.

Carolyn K. Page
Notary Public

My commission expires: August 17, 1976



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

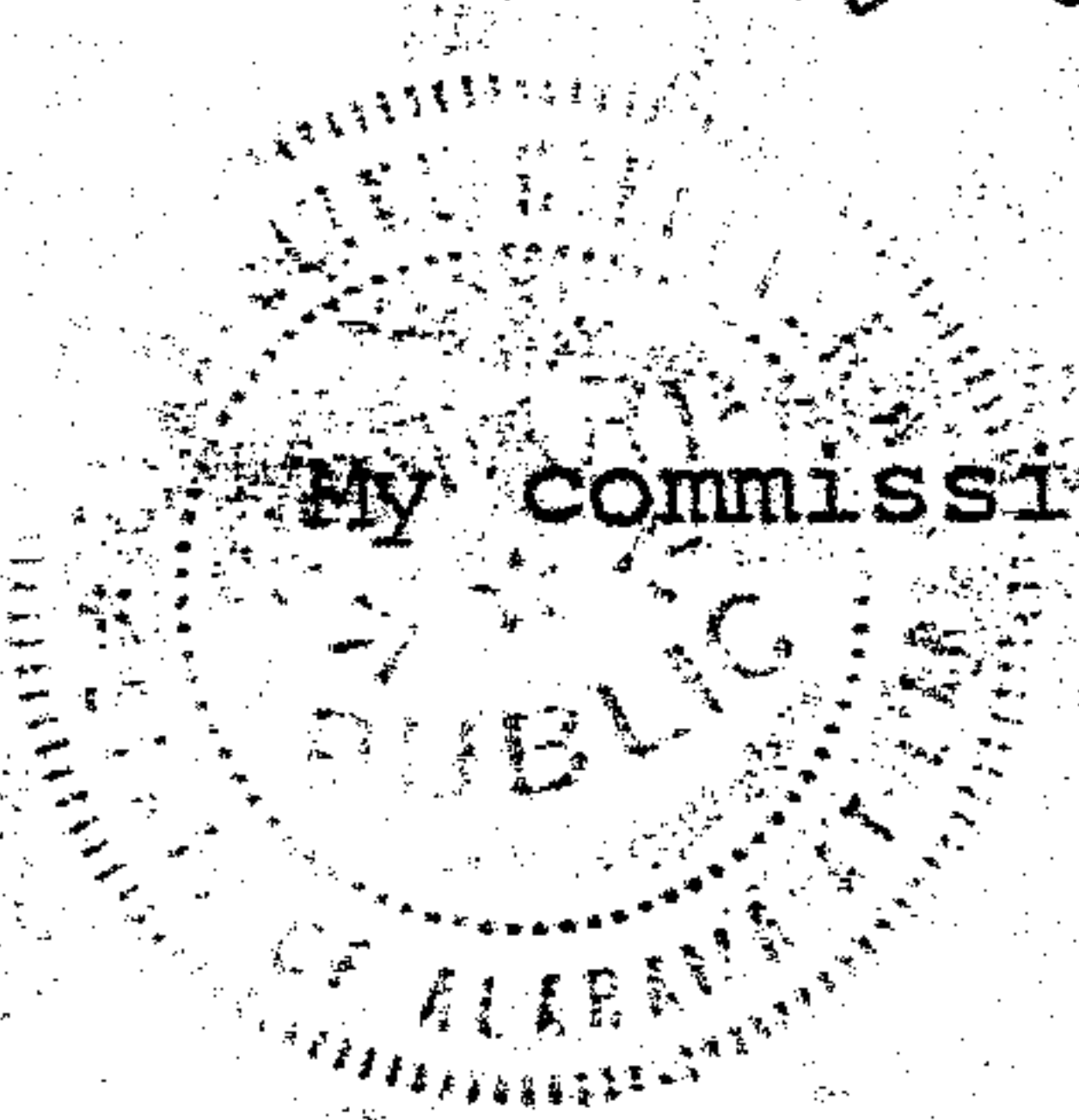
BOOK 288 PAGE 74

I, Evangelene H. Hoover, a Notary Public in and for said County in said State, hereby certify that Edwin M. Dixon whose name as Vice President of Harbert Construction Corporation, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, 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 as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 23 day of July, 1974.

Evangelene H. Hoover
Notary Public

My commission expires: April 29, 1978



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Shelby Cnty Judge of Probate, AL
07/29/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE COURT
JUDICIAL DEPARTMENT
151 JUL 29 AM 7:14
Fees Paid 100.00
J.C.C. FILE NUMBER 100
RECORD & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Clerk of Probate