

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY THOUSAND and no/100's Dollars (\$220,000.00) to the undersigned grantor, OAK TREE ENTERPRISES, INC., (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto H. & S. REALTY, INC. (hereinafter grantee"), all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 2 according to the survey of Valleydale Commercial Park, Phase I as recorded in Map Book 14 page 70 in the Office of the Judge of Probate of SHELBY County, Alabama.

Mineral and mining rights are not warranted. Subject to any and all other matters of public record.

Subject to any and all matters of public record including Restrictions, covenants and conditions as set out in Deed Book 192 page 147 and Deed Book 129 page 560.

To have and to hold unto the said grantees, its successors and assigns, forever. And grantor does, for itself and for it's successors and assigns covenant with said grantees, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, STEVEN E. CHAMBERS, the president and secretary of said corporation who is duly authorized, has hereunto set his hand and seal this 12th day of FEBRUARY 1993.



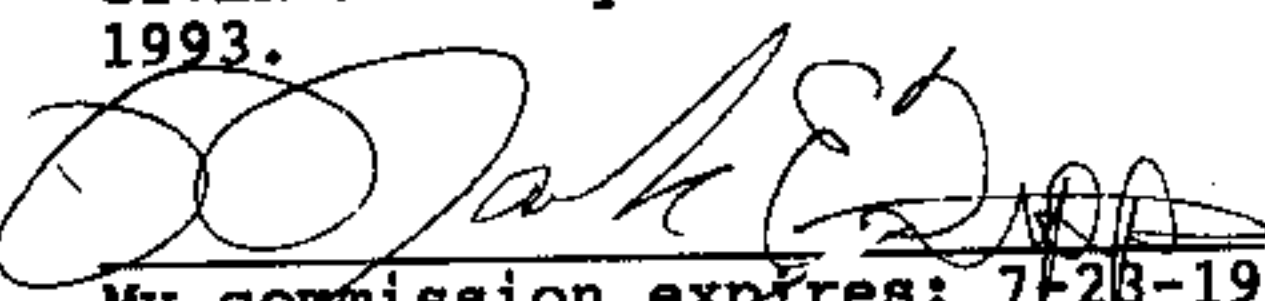
President : OAKTREE ENTERPRISES, INC.

: STEVEN E. CHAMBERS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STEVEN E. CHAMBERS as the secretary & president of OAKTREE ENTERPRISES, INC. 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 for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 12th day of FEBRUARY 1993.



My commission expires: 7-28-1993. : NOTARY PUBLIC

Prepared by: Mark E. Tippins, Attorney at Law 14 Office Park Circle
Suite 105 Birmingham, Alabama 35223 870-4343

Send tax notice to: H. & S. Realty Inc. _____

P.O. Box 10181, BIRMINGHAM, AL 35297-1993-04583

10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 226.50

Inst # 1993-04583