

SEND TAX NOTICE TO:
Poe Properties, Inc.
1945 Hoover Court
Hoover, Alabama 35226

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered as of the 31st day of July, 1996 by INDRAJEET RAMBARANSINGH, a single man (hereinafter referred to as the "Grantor"), to Poe Properties, Inc., an Alabama corporation, and Highpoint Development, Inc., an Alabama corporation, as equal tenants-in-common (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Dollars and No/100 (\$260,000) and other valuable consideration in hand paid by the Grantee to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the real estate described in Exhibit "A" attached hereto and located in Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to ad valorem taxes for tax year 1996, and succeeding tax years, and to the various matters listed on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, as equal tenants-in-common, forever.

I do for myself and my heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their successors and assigns forever, against the lawful claims of all persons not excepted herein.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of July 31, 1996.

Indrajeet Rambaransingh
Indrajeet Rambaransingh

7/31/96

Date of Execution

08/06/1996-25373
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

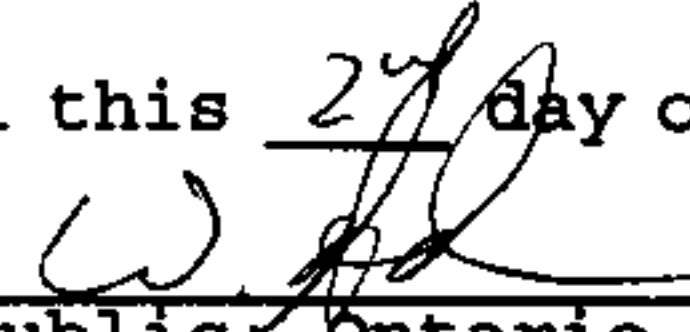
Purchase Money Mortgage Exceeding
Purchase Price Filed of Even Date

Inst # 1996-25373

Ontario, Canada

I, the undersigned, in my official capacity as a Notary Public in and for the province of Ontario, Canada, do hereby certify as follows: (i) I am a Notary Public under the laws of the province of Ontario, with the power of attesting all commercial instruments, taking affidavits and otherwise acting as is usual in the office of Notary; (ii) on July 31, 1996, Indrajeet Rambaransingh, a resident of Trinidad and Tobago, whose name is signed to the foregoing instrument, and who is known to me, or has been identified to me, appeared in person before me and acknowledged that, being informed of the contents of said instrument, he executed the same voluntarily as of the date shown thereon.

Given under my hand and official seal this 27 day of August, 1996.



Notary Public, Ontario Province

My Commission Expires: 1.8.97

[Affix Official Seal]

THIS INSTRUMENT PREPARED BY:

William R. Sylvester
Walston, Stabler, Anderson, Wells & Bains, P.C.
505 20th Street North
Suite 500
Birmingham, AL 35203

A parcel of land situated in the SW 1/4 of the SE 1/4, in the SE 1/4 of the SE 1/4, and in the NE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West and being more particularly described as follows:

BEGIN at the NW Corner of the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, said point being the POINT OF BEGINNING; thence N 0deg-37'-55" W along the westerly boundary of the NE 1/4 of the SE 1/4 of said section a distance of 105.55' to a point on the easterly right-of-way line of Shelby County Highway No. 17 (80' R.O.W.), said point lying on a curve to the left having a radius of 1313.08' and a central angle of 0deg-25'-19"; thence along said right-of-way line and the arc of said curve a distance of 9.67', said arc subtended by a chord which bears N 13deg-25'-36" E a distance of 9.67', to the end of said arc; thence S 89deg-10'-42" E and leaving said right-of-way line a distance of 687.01' (meas.), 689.00' (deed); thence S 0deg-19'-25" W a distance of 1067.07' (meas.), 1067.11' (deed); thence N 86deg-48'-50" W a distance of 462.06' (meas.), 461.97' (deed), to a point on the easterly right-of-way line of said county highway, said point lying on a curve to the left having a radius of 846.46' and a central angle of 4deg-09'-52"; thence along said right-of-way line and the arc of said curve a distance of 61.52', said arc subtended by a chord which bears N 21deg-17'-40" W a distance of 61.51', to the end of said arc; thence N 66deg-24'-06" E and leaving said right-of-way line a distance of 66.21' (meas.), 100.00' (deed); thence N 23deg-35'-54" W a distance of 100.18' (meas.), 100.00' (deed); thence S 66deg-24'-06" W a distance of 69.35' (meas.), 100.00' (deed), to a point on the easterly right-of-way line of said county highway; thence N 25deg-50'-33" W along said right-of-way line a distance of 271.53' to a point on a curve to the right having a radius of 841.47' and a central angle of 38deg-00'-57"; thence along said right-of-way line and the arc of said curve a distance of 558.31', said arc subtended by a chord which bears N 6deg-50'-34" W a distance of 548.13' to the end of said arc; thence S 89deg-39'-06" E and leaving said right-of-way line a distance of 28.33' to the Point of Beginning.

LESS AND EXCEPT an 80' Southern Natural Gas Pipeline Easement as shown.

EXHIBIT A

1. Easement for driving purposes under instrument recorded in Deed Book 311, Page 153.
2. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 154, Page 384.
3. Easements to Town of Helena under instruments recorded in Deed Book 305, Page 394; Deed Book 305, Page 396; Deed Book 305, Page 398; Deed Book 305, Page 400 and Deed Book 305, Page 402.
4. Easements to Plantation Pipe Company under instruments recorded in Deed Book 113, Page 61, as supplemented by Deed Book 258 Page 49 and under Deed Book 180, Page 192, as supplemented by Deed Book 258 Page 47.
5. Easements to Southern Natural Gas Company under instruments recorded in Deed Book 88, Page 551; Deed Book 146 Page 301; Deed Book 147, Page 579; and Deed Book 213 Page 155.
6. Easement to Alabama Power as shown by instrument recorded in Real 1, Page 332.
7. Any mineral or mining rights not owned by the Grantor.
8. Present zoning classification and requirements.
9. Matters shown on the survey of R.C. Farmer dated July 10, 1996.

The recorded instruments mentioned herein have been filed of record in the Probate Office for Shelby County, Alabama.

Inst # 1996-25373

EXHIBIT B

08/06/1996-25373
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00