

This instrument prepared by:
W. Benjamin Johnson
Burr & Forman
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:
Roy Martin Construction, Inc.
3170 Highway 31 South
Pelham, Alabama 35124

Inst # 1996-37173

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Hundred Ninety Thousand Dollars (\$190,000) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **DUNN INVESTMENT COMPANY**, a Delaware corporation ("Grantor") does hereby grant, bargain, sell and convey unto **ROY MARTIN CONSTRUCTION, INC.**, an Alabama corporation ("Grantee"), that certain real property (the "Premises") described on Exhibit "A" attached hereto and incorporated herein by reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to encumbrances set forth in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Premises unto Grantee, its successors and assigns forever.

AND Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Premises; that said Premises are free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor 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, except as noted on Exhibit "B" hereto.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

393488.1

11/08/1996-37173
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 17.00

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of this 31st day of October, 1996.

GRANTOR:

DUNN INVESTMENT COMPANY,
a Delaware corporation

By: Albert C. Johnson

Its: SENIOR VICE PRESIDENT &
CHIEF FINANCIAL OFFICER

ATTEST:

Judith E. Martin
Its: V.P.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judith E. Martin and Albert C. Johnson, whose names as V. Pres. and SR. V. Pres, respectively, of Dunn Investment Company, a Delaware corporation, are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, each as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 31st day of October, 1996.

Janet M. Cash
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-24-99

EXHIBIT A

A parcel of land situated in the East 1/2 of Section 25, Township 20 South, Range 3 West, Shelby county, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of said Section 25; thence Westerly along the North line of said Section 25 a distance of 782.14 feet to the East right of way of Interstate Highway Number 65 and the point of beginning; thence 84 deg. 35 min. 57 sec. left and along and with said East right of way a distance of 69.26 feet; thence left 9 deg. 09 min. 18 sec. and along and with said East right of way a distance of 411.47 feet; thence right 0 deg. 17 min. 46 sec. and along and with said East right of way a distance of 248.20 feet; thence left 86 deg. 32 min. 30 sec. and leaving said East right of way a distance of 243.55 feet to a point, said point being on the proposed right of way of a road to be dedicated to public use; thence 89 deg. 40 min. 48 sec. left and along and with said proposed right of way a distance of 223.69 feet to the point of beginning of a curve to the right, said curve having a central angle of 27 deg. 38 min. 34 sec. and a radius of 415.00 feet; thence along the arc of said curve and proposed right of way an arc distance of 200.23 feet to the point of reverse curve and the point of curvature of a curve to the left, said curve having a central angle of 38 deg. 04 min. 36 sec. and a radius of 252.04 feet; thence along the arc of said curve and proposed right of way an arc distance of 167.50 feet; thence continue along the tangent of preceding curve and proposed right of way a distance of 151.23 feet to the North line of Section 25; thence 79 deg. 53 min. 10 sec. left and leaving said proposed right of way and along and with said North Section line a distance of 327.59 feet to the East right of way of Interstate Highway Number 65 and the Point of Beginning; being situated in Shelby County, Alabama.

EXHIBIT B

1. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created in riparian rights, if any.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 303 in Probate Office of Shelby County, Alabama.
5. All existing, future or potential common law or statutory rights of access to the right of way of Interstate I-65, and subject property as conveyed and relinquished to the State of Alabama.
6. Existing easements, restrictions, set-back lines and rights-of-way, if any, of record.

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