

Send Tax Notice To:

BOX ELECTRICAL, L.L.C.,
101 AIRPARK INDUSTRIAL Rd
ALABASTER, AL

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1996-41640

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 13th day of December, 1996, by CHARLES H. MCGREGOR, a married man, (hereinafter referred to as the "Grantor") to BOX ELECTRICAL, L.L.C., an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Million Fifty Thousand Dollars (\$2,050,000.00) paid to the Grantor by the Grantee, the receipt and sufficiency of which are acknowledged by the Grantor, the Grantor does, by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lots 1A and 1B, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19, page 116, in the Probate Office of Shelby County, Alabama.

Also described as follow:

A part of the N.E. 1/4 of the N.E. 1/4 of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 89 degrees 11 minutes 26 seconds East along the north line of said quarter-quarter a distance of 227.95 feet to a point, thence run South 29 degrees 29 minutes 48 seconds East a distance of 578.99 feet to a point, thence run South 89 degrees 13 minutes 31 seconds East a distance of 299.85 feet to a point on the westerly margin of Shelby County Road No. 87, thence run South 14 degrees 27 minutes 11 seconds East along said margin of said Highway a distance of 412.76 feet to a point, thence run

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004 MCD 17.00

North 88 degrees 40 minutes 26 seconds West a distance of 315.27 feet to a point, thence run North 14 degrees 27 minutes 11 seconds West a distance of 414.79 feet to a point on the South margin of Airpark Industrial Road, thence run North 82 degrees 34 minutes 13 seconds East along said South margin of said road a distance of 255.31 feet to a point, thence run South 14 degrees 27 minutes 11 seconds East a distance of 50.38 feet to a point, thence run North 82 degrees 34 minutes 13 seconds East a distance of 50.38 feet to the point of beginning. Situated 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 those matters set forth on *Exhibit "A"* attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And Grantor does for himself, his heirs, executors and administrators, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall, warrant and defend the same unto Grantee, its successors and assigns, forever against the lawful claims of all persons.

The above described property does not constitute the homestead of Grantor or his spouse.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 13th day of December, 1996.

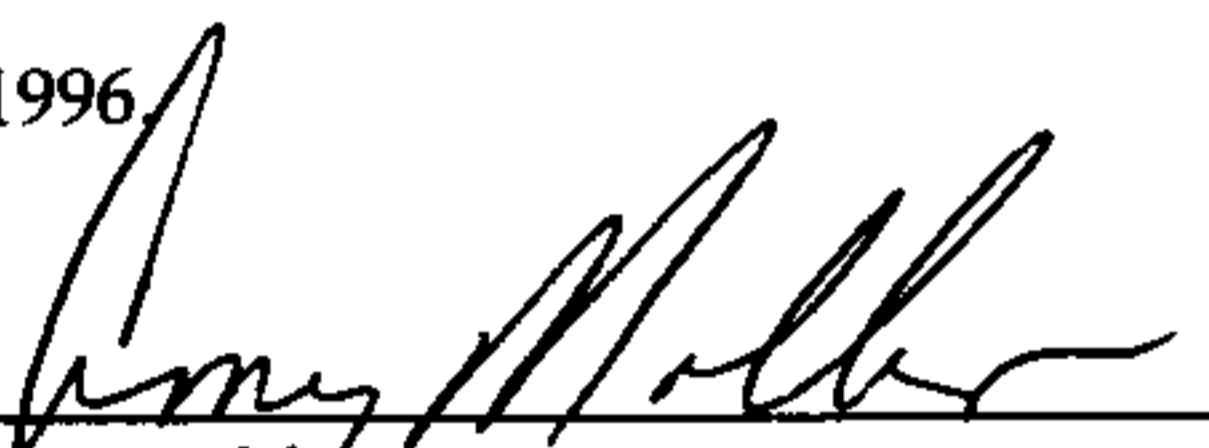

CHARLES H. MCGREGOR

STATE OF ALABAMA)

JEFF. COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLES H. MCGREGOR**, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of December, 1996.


Notary Public
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 12, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

THIS INSTRUMENT PREPARED BY:

Lori L. Duwve
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

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EXHIBIT "A"

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. 50 foot building line, as shown by recorded Map.
3. 20 foot Easement on rear, as shown by recorded Map.
4. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Volume 352, page 805, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 265, page 628, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Restrictions or Covenants recorded in Instrument 1994-28696, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Restrictions or Covenants recorded in Real 206, page 134, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Right of way to Shelby County, recorded in Volume 244, page 129 and Volume 239, page 237, in the Probate Office of Shelby County, Alabama.
9. Restrictions as shown by recorded map.

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