

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Innovative Combustion Tech., Inc.
P.O. Box 380666
Birmingham, AL 35238

Inst # 1997-18844

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-two Thousand and no/100 (\$152,000.00) DOLLARS, in hand paid to the undersigned, Philip J. Rouss, an unmarried man, (hereinafter referred to as "GRANTOR"), by Innovative Combustion Technologies, Inc. (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A" For Legal Description

SUBJECT TO:

1. Ad valorem taxes for the current year, 1997.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 99 page 399 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 82 page 348 in Probate Office.
4. Riparian Rights, if any, in and to the use of Buck Creek.
5. Less and except any portion of subject property lying within Buck Creek.

\$120,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all


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protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 12th day of June, 1997.

 (SEAL)
Philip J. Rouss
GRANTOR

Innovative Combustion Technologies,
Inc.

 (SEAL)
By: Henry Franklin McNeill, Jr.
Its: Vice-President
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Philip J. Rouss, an unmarried man, 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 on the day the same bears date.

Given under my hand and official seal this 12th day of June, 1997.


NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Henry Franklin McNeill, Jr., whose name as Vice-President of Innovative Combustion Technologies, Inc., a corporation, is signed to the foregoing conveyance as GRANTEE, 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 wutg full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th day of June, 1997.



NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

Exhibit "A"

A parcel of land in the NE 1/4 of the NW 1/4 of Section 18,
Township 21 South, Range 2 West, Shelby County, Alabama,
described as follows:

Commence at the NW corner of Section 18, Township 21 South, Range
2 West; thence South 89 deg. 06 min. 53 sec. East and run along
the North line of said Section a distance of 2015.04 feet to a
point on the Northeasterly right of way line of L & N North bound
track (100 foot right of way), said point being the point of
beginning; thence continue along the last described course run a
distance of 480.43 feet to the Southwesterly right of way line of
U.S. Highway No. 31 (200 foot right of way); thence South 39 deg.
16 min. 16 sec. East and along said right of way run a distance
of 202.22 feet to the intersection with Southwesterly right of
way line of said U.S. Highway No. 31 and the centerline of Buck
Creek; thence North 89 deg. 06 min. 53 sec. West and leaving said
right of way a distance of 458.48 feet to the Northeasterly right
of way of said railroad; thence North 43 deg. 42 min. 17 sec.
West a distance of 217.03 feet to the point of beginning; being
situated in Shelby County, Alabama.

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