

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED TO A LIMITED LIABILITY COMPANY

THIS INDENTURE, made this 23 day of February, 1998, between MATTHEW R. MOORE and MICHAEL L. MOORE, hereinafter referred to as "Grantors", and M & M, L.L.C., hereinafter referred to as "Grantee",

WITNESSETH:

Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, and convey unto Grantee, the following described real estate, to-wit:

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama. Being located in the NW 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of Section 1, Township 19 South, Range 3 West said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 773.15 feet to the point of beginning; thence continue along last described course a distance of 503.15 feet to the Northerly right-of-way line of Green Park Road; thence 90 degrees, 50 minutes, left in an Easterly direction along said right-of-way line a distance of 55.68 feet to the beginning of a curve to the left having a central angle of 73 degrees, 32 minutes, 00 seconds and a radius of 94.93 feet; thence in a Northerly direction along arc of said curve and right-of-way line a distance of 121.83 feet to end of said curve and the beginning of a curve to the right having a central angle of 23 degrees, 18 minutes, 00 seconds and a radius of 267.51 feet; thence in a Northerly direction along said curve and right-of-way line a distance of 108.79 feet to end of said curve; thence in a Northeasterly direction along said right-of-way line a distance of 302.0 feet; thence 73 degrees, 56 minutes, 57 seconds left in a Northwesterly direction a distance of 278.31 feet to a point on the Southerly right-of-way line of Commerce Court; said point being on a curve having a central angle of 84 degrees, 42 minutes, 08 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a Westerly direction along said right-of-way line and along arc of said curve to the right a distance of 73.92 feet; thence in a Southwesterly direction along a line radial to said curve a distance of 207.87 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, and unto Grantee's successors and assigns, forever, subject however, to the following:

1. Ad Valorem taxes for the year 1998 and subsequent years.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in said Probate Office.
3. Restrictions, covenants and conditions as set out in instrument recorded as Instrument #1995-28583 in said Probate Office.

(SOURCE OF TITLE: Instrument #1995-28583, recorded in the office of the Judge of Probate, Shelby County, Alabama)

The above described lands do not constitute any portion of the homestead of either of the Grantors.

Draftsman makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 581.00

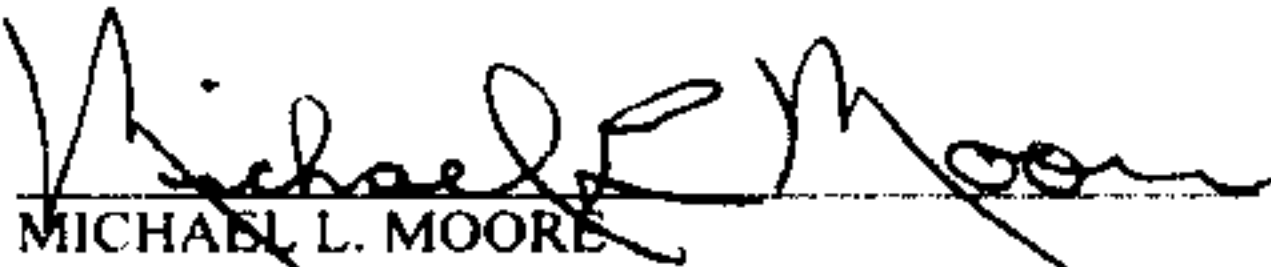
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\$570,000.00

And Grantors do, for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the title to the same unto said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have executed these presents on the day and date first above written.


MATTHEW R. MOORE


MICHAEL L. MOORE

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW R. MOORE, 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, this the 23 day of FEBRUARY, 1998.


NOTARY PUBLIC
My Commission Expires: 10-31-1999

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL L. MOORE, 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, this the 23 day of FEBRUARY, 1998.


NOTARY PUBLIC
My Commission Expires: 10-31-1999

(Grantee recording information: See Articles of Organization of M & M, L.L.C., appearing of record in Instrument# 1997-08885, Shelby County Probate Office.)

GRANTEE'S ADDRESS:

M & M, L.L.C.
3113 Harwick Drive
Hoover, AL 35242

THIS INSTRUMENT PREPARED BY:
W. ROSCOE JOHNSON, III, Attorney at Law
Inzer, Stivender, Haney & Johnson, P.A.
P.O. Drawer 287
Gadsden, AL 35902-0287
(205) 546-1656

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SHELBY COUNTY JUDGE OF PROBATE
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