

The entire purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.

The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by:

Michael J. Brandt, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

Central Builders Supply, Inc.
of Pelham
110 Parker Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$700,000.00) to the undersigned grantor, EUSTACE E. BISHOP, JR., a married man, C. LAWRENCE NEWTON, III, a married man, and DOW T. HUSKEY, a married man, as tenants-in-common who each own the real estate conveyed hereby separate and apart from their or their spouse's homestead (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto CENTRAL BUILDERS SUPPLY, INC. OF PELHAM, an Alabama corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Subject to the following:

- 1. Taxes not yet due and payable.

Inst # 1998-19961

06/01/1998-19961
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOS NCD 219.50

Inst # 1998-19961

2. Mineral and mining rights and rights incident thereto recorded in Volume 11, page 344, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 289, page 425, Volume 169, page 19 and Volume 127, page 566, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to South Central Bell by instrument recorded in Volume 285, page 183, in the Probate Office of Shelby County, Alabama.

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

And the GRANTOR does, for themselves, their successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, their successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, EUSTACE E. BISHOP, JR., C. LAWRENCE NEWTON, III and DOW T. HUSKEY, GRANTOR, have set their signatures this the 29th day of May, 1998.

WITNESS:

Dawn Mango

Sheri W. Jones

Scott W. Hall

Eustace E. Bishop, Jr. (L.S.)
Eustace E. Bishop, Jr.

Lawrence Newton, III (L.S.)
Lawrence Newton, III

Dow T. Huskey (L.S.)
Dow T. Huskey

STATE OF ALABAMA
HOUSTON COUNTY

I, the undersigned authority, in and for said County and State, hereby certify that Eustace E. Bishop, Jr., 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 seal this the 28th day of May, 1998.

Claudia C. Thompson
Notary Public
My commission expires: 11-8-99

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority in and for said County and State, hereby certify that Lawrence Newton, III, 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 29th day of May, 1998.

Cathy R. Hartline
Notary Public
My commission expires: 3-27-99

STATE OF ALABAMA
COUNTY OF HOUSTON

I, the undersigned authority in and for said County and State, hereby certify that Dow T. Huskey, 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 28th day of May, 1998.



Notary Public

My commission expires: 11-8-99

THIS INSTRUMENT PREPARED BY:

Dow T. Huskey
Attorney at Law
P.O. Drawer 550
Dothan, Alabama 36302

Part of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 14, run in a westerly direction along the north line of said 1/4-1/4 Section for a distance of 338.75 feet; thence 90 degrees left in a southerly direction for a distance of 549.07 feet, more or less, to a point on the south right-of-way line of Industrial Park Drive, said point being the point of beginning of a curve, said curve being concave in a southerly direction and having a central angle of 21 degrees 09 minutes 31 seconds and a radius of 242.71 feet; thence turn an angle to the left and run along the arc of said curve in an easterly direction for a distance of 89.63 feet to a point of reverse curve; said second curve being concave in a northerly direction and having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet; thence turn an angle to the left and run along the arc of said curve in an easterly direction and along the south right-of-way line of Industrial Park Drive for a distance of 206.27 feet to the end of said curve; thence continue in an easterly direction along the south right-of-way line of Industrial Park Drive and along a line tangent to the end of said curve for a distance of 225.00 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a southerly direction and having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet; thence turn an angle to the right and run along the arc of said curve along the southerly right-of-way line of Industrial Park Drive for a distance of 197.39 feet to the point of ending of said curve; thence run in an easterly direction along the southerly right-of-way line of said Industrial Park Drive and along a line tangent to the end of said curve for a distance of 80.20 feet to the point of beginning; thence continue along last mentioned course and in an easterly direction for a distance of 24.60 feet to the point of beginning of a new curve, said new curve being concave in a northerly direction and having a central angle of 5 degrees 12 minutes and a radius of 2227.17 feet; thence turn an angle to the left and run along the arc of said curve and along the southerly right-of-way line of Industrial Park Drive for a distance of 202.13 feet to a point of reverse curve, said newest curve being concave in a southwesterly direction and having a central angle of 90 degrees and a radius of 25.0 feet; thence turn an angle to the right and run in an easterly and southeasterly and southerly direction and along the arc of said curve for a distance of 39.27 feet to an existing nail being on the west right-of-way line of Parker Drive; thence run in a southerly direction along the west right-of-way line of said Parker Drive and along a line tangent to the end of said curve for a distance of 342.57 feet to an existing PK nail and being the point of beginning of a new curve, said newest curve being concave in an easterly direction and having a central angle of 14 degrees 00 minutes and a radius of 1077.66 feet; thence turn an angle to the left and run along the arc of said curve in a southerly direction and being the west right-of-way line of said Parker Drive for a distance of 263.32 feet to a point of reverse curve, said latest curve being concave in a westerly direction and having a central angle of 39 degrees 44 minutes 05 seconds and a radius of 80.62 feet; thence turn an angle to the right and run along the arc of said curve in a southerly direction and being the west right-of-way line of said Parker Drive for a distance of 55.91 feet to a point of intersection with the northeast right-of-way line of the Atlantic Coastline Railroad right-of-way and being marked by an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (116 degrees 36 minutes 15 seconds from the chord of last mentioned curve) and run in a northwesterly direction along the northeast right-of-way line of said Atlantic Coastline Railroad right-of-way for a distance of 662.20 feet; thence turn an angle to the right of 86 degrees 54 minutes 44 seconds and run in a northeasterly direction for a distance of 175.0 feet; thence turn an angle to the right of 87 degrees 15 minutes and run in a southeasterly direction for a distance of 75.0 feet; thence turn an angle to the left of 86 degrees 25 minutes 07 seconds and run in a northeasterly direction for a distance of 254.36 feet, more or less, to the point of beginning.

EXHIBIT "A"

06/01/1998-19961

11:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

219.50

005 MCD