

This Instrument Prepared By:

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100 RiverPoint Corporate Center, Suite 205
Birmingham, Alabama 35243

Tax Notice To Be Sent To:

Hugh A. Johnson
Production Properties, L.L.C.
100 Airpark Industrial Court
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

11/12/1998-44969
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CRH 12.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable considerations to the undersigned, **BOBBY E. COLLIER, SR.** (hereinafter referred to as the "Grantor"), in hand paid by **PRODUCTION PROPERTIES, L.L.C.** (hereinafter collectively referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Resurvey of Lot 6, Airpark Industrial Complex, as recorded in Map Book 24, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. 1999 ad valorem taxes, a lien but not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, page 486 and Deed Book 165, page 122.
5. Easement to Alabama Power Company as recorded in Deed Book 101, page 97.
6. Right of way to Shelby County as recorded in Deed Book 244, page 129.
7. Right of way to South and North Alabama Railroad as recorded in Deed Book 41, page 42.
8. Restrictive covenants as recorded in Real Record 265, page 628 and as shown in deed recorded in Instrument #1998-14779.
9. Release of damages as shown in deed recorded in Deed Book 352, page 805.
10. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 352, page 605.

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- 11. Easements as shown on recorded map.
- 12. Restrictions as set forth in Map Book 19, page 116.
- 13. All easements, rights of ways, sanitary sewer and set back lines as shown by record plat.
- 14. Unfiled mechanics' and materialmen's liens.

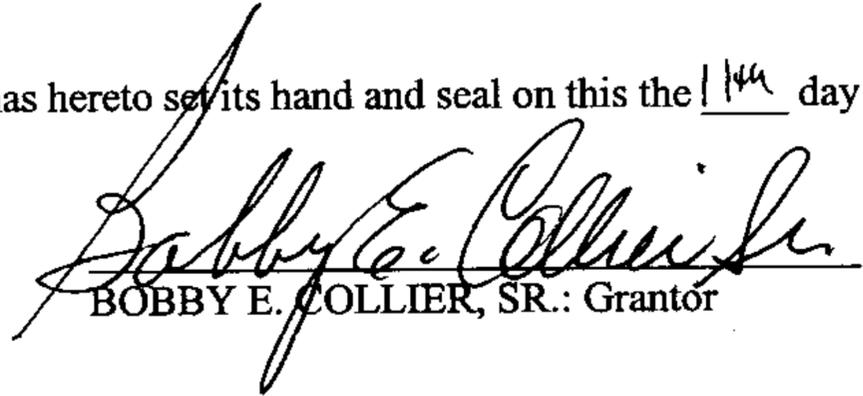
NOTE: The purchase price of the above described real estate is being made through a purchase money mortgage executed by Grantee to Grantor and filed of record simultaneously herewith.

The Grantor hereby warrants that the above described real estate does not constitute his homestead.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 11th day of November, 1998.


BOBBY E. COLLIER, SR.: Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby E. Collier, Sr., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 11th day of November, 1998.


NOTARY PUBLIC
My Commission Expires: 6/24/2000

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