

Send Tax Notice To:
Riha Development, LLC
875 Yeager Parkway
Pelham, Alabama 35124

Value of Property for recording
tax purposes is \$150,000

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1999-05609

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered on February 5, 1999, by ALLEN F. RIHA AND DEBORAH L. RIHA, a married couple (hereinafter referred to as the "Grantor") to RIHA DEVELOPMENT, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) 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:

Parcel 1: Lot 11 of the Airpark Industrial Complex, an industrial subdivision situated in the SW 1/4 of the SE 1/4, section 18 and the NW 1/4 of the NE, NE 1/4 of the NE 1/4, Section 19, all in Township 21 South Range 2 West, Alabaster, as recorded in the Shelby County Probate Court, Map Book 19, Page 116, Shelby County, Alabama.

Parcel 2: Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the east line of said quarter-quarter a distance of 648.91 feet to a steel rebar corner; thence turn 92 degrees 16 minutes 54 seconds right and run westerly a distance of 301.08 feet to a steel rebar corner on the northeasterly right of way line of Interstate Highway No. 65 (I-65); thence turn 63 degrees 10 minutes 30 seconds right and run northwesterly along said Highway right of way line a distance of 775.09 feet to a steel rebar corner on the north line of said southeast quarter of the southwest quarter line a distance of 698.82 feet to the point of beginning.

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.

02/10/1999-05609
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 163.50

02/10/1999-05609

This conveyance is subject to:

1. 1999 ad valorem taxes not yet due and payable; and
2. all easements, rights-of-way and encumbrances of record.

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

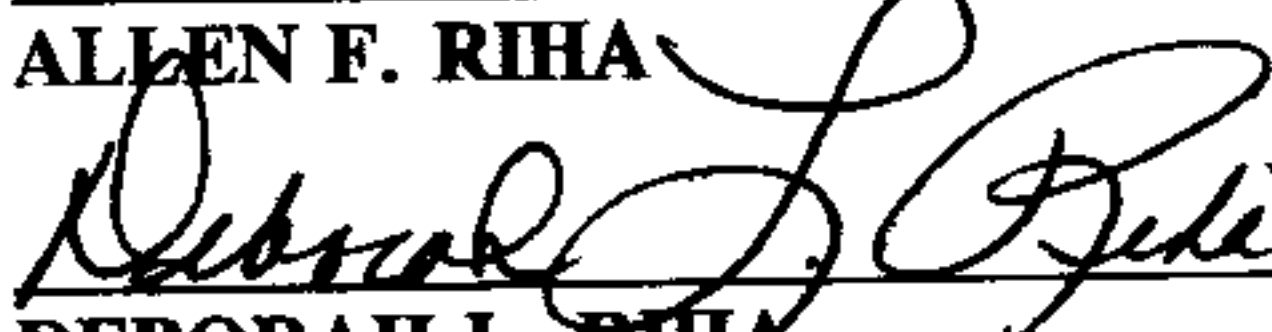
The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

This deed has been prepared from information obtained from Grantor's deed, and no title search was performed in connection with this conveyance.

IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed as of the date set forth above.



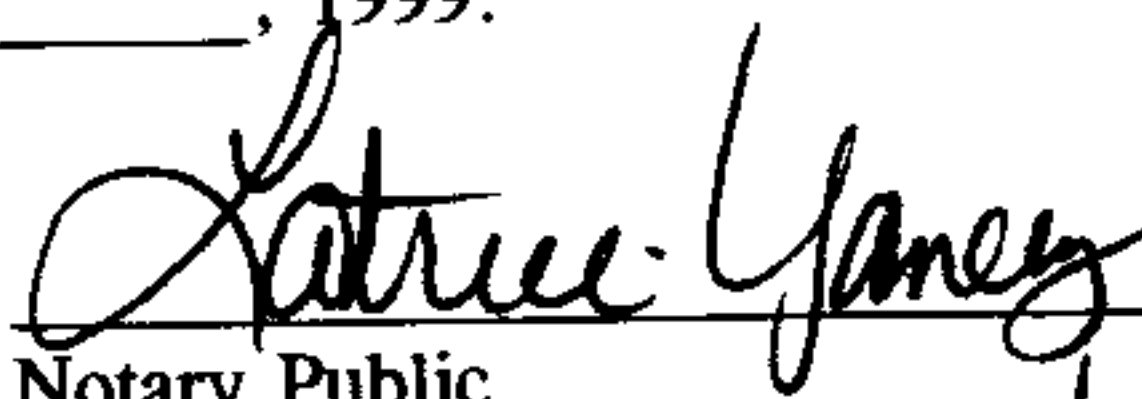
ALLEN F. RIHA


DEBORAH L. RIHA

STATE OF ALABAMA)
SHELBY COUNTY)

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

Given under my hand this 5th day of Feb., 1999.

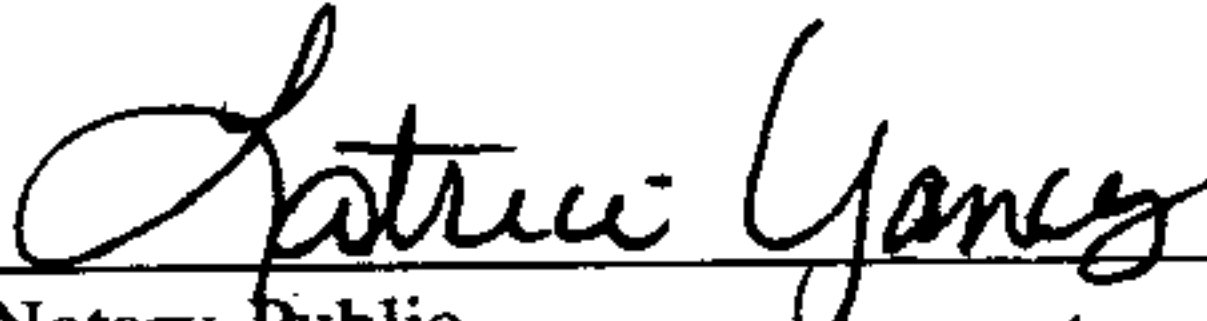


Notary Public
My Commission Expires: 1/3/2000

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deborah L. Riha**, whose name as Grantor is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of Feb., 1999.



Notary Public
My Commission Expires: 1/3/2000

THIS INSTRUMENT PREPARED BY:

D. J. Simonetti
Berkowitz, Lefkovits, Isom & Kushner
A Professional Corporation
1600 SouthTrust Tower
Birmingham, Alabama 35203

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