

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL BY THESE PRESENTS, that in consideration of One Million Five Hundred Twenty Thousand & 00/100 Dollars (\$1,520,000.00), to the undersigned grantors, Jack R. Dorough and Hazel R. Dorough, husband and wife and Joseph M. Dorough and Sandra D. Dorough, husband and wife (hereinafter referred to as "Grantors"), in hand paid by Attic Plus Partnership (the "Grantee"), an Alabama general partnership whose sole general partners are D. Frank Davis and Samuel R. Flowers, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

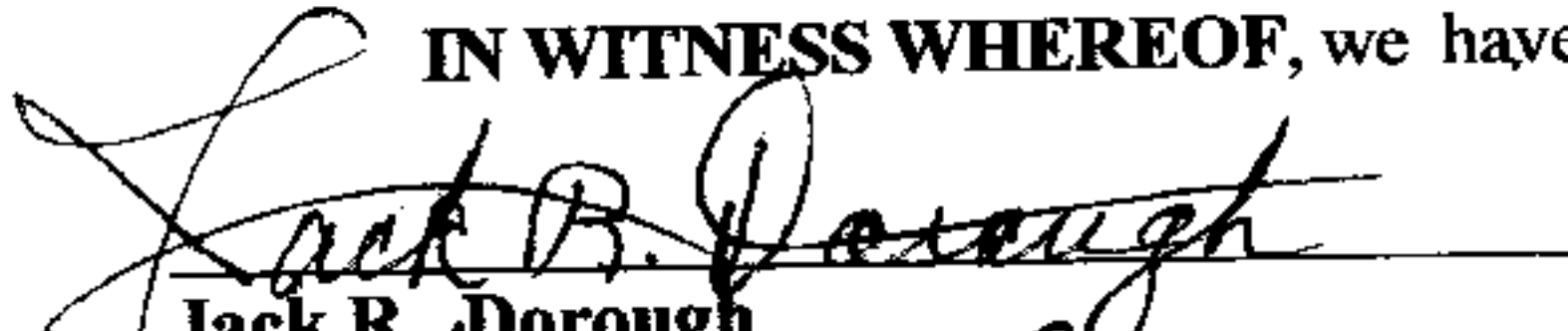
1. 1999 Ad Valorem Taxes.
2. Rights retained by Batchelor Enterprises, Inc. by deed recorded in Instrument #1995-11524 which include a 30 foot ingress/egress easement along north line.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 508, Deed Book 240, Page 398 and Deed Book 113, 326.
4. Right of way granted to Shelby County as recorded in Deed Book 261, Page 454, Deed Book 104, Page 76, and Deed Book 167, Page 404.

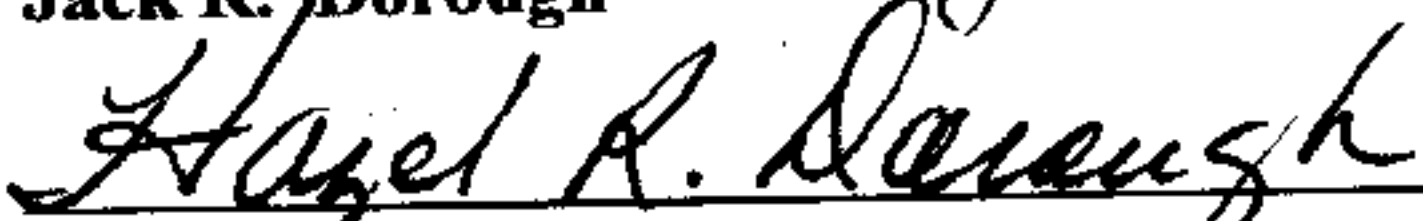
Note: All of above consideration was paid with the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

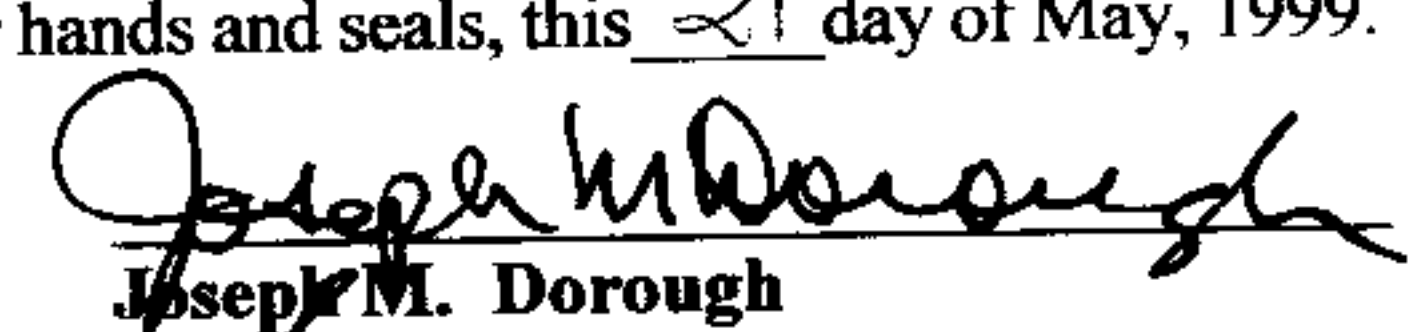
TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever.

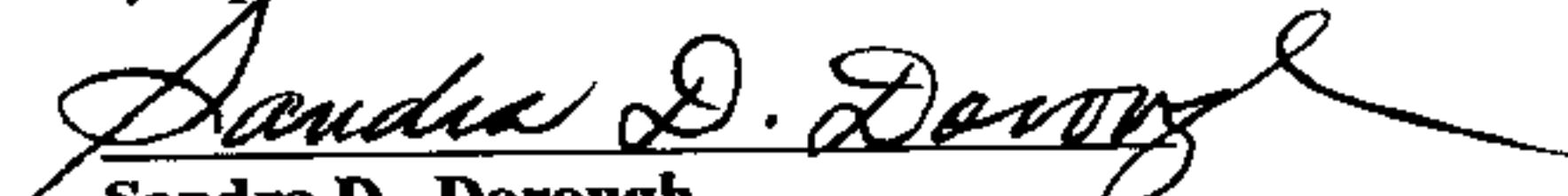
And said Grantors do for themselves their heirs and assigns, covenant with said Grantee its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of May, 1999.


Jack R. Dorough


Hazel R. Dorough


Joseph M. Dorough


Sandra D. Dorough

05/26/1999-22158

02:49 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

004 MMS

19.00

Inst # 1999-22158

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack R. Dorough** 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 21st day of May, 1999.

Catherine M. Mills

Notary Public

11/2/02
My Commission Expires

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hazel R. Dorough** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 1999.

Catherine M. Mills

Notary Public

11/2/02
My Commission Expires

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph M. Dorough** 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 21st day of May, 1999.

Catherine M. Mills

Notary Public

11/2/02
My Commission Expires

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra D. Dorough** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 1999.

Catherine D. Daulton
Notary Public

11/2/02
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Attic Plus Partnership, an Alabama general partnership
4748 Cahaba River Road
Birmingham, AL 35243
RE-4099

EXHIBIT A

A Parcel of land situated in the West Half of the Southwest Quarter of Section 6, Township 20 South, Range 2 West in the East Half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Section 6 and run thence Northwardly along the West line of said Section 6 for 1135.07 feet; thence turn left 72 degrees, 29 minutes and run Northwestwardly for 235.88 feet; thence turn right 4 degrees, 24 minutes, 30 seconds and continue Northwestwardly for 22.99 feet to a point on the Southeasterly right-of-way line of U.S. Highway No. 31; thence turn right 95 degrees, 34 minutes, 30 seconds and run Northeastwardly and along said Southeasterly right-of-way line for 266.55 feet; thence turn right 82 degrees, 43 minutes and run Southeastwardly for 217.80 feet; thence turn left 82 degrees, 43 minutes and run Northeastwardly for 18.14 feet; thence turn right 88 degrees, 53 minutes and run Southeastwardly for 165.79 feet to a point on the North line of the Southwest Quarter of Southwest Quarter of Section 6, Township 20 South, Range 2 West; thence turn left 24 degrees, 23 minutes and run Eastwardly and along said Northerly line for 611.92 feet; thence turn right 106 degrees, 47 minutes, 27 seconds and run Southwestwardly for 443.90 feet; thence turn right 15 degrees, 16 minutes, 27 seconds and run Southwestwardly for 619.94 feet; thence turn 10 degrees, 38 minutes, 23 seconds right and continue Southwestwardly for 510.86 feet to the point of beginning.

LESS AND EXCEPT:

A Parcel of land situated in the E 1/2 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, and in the W 1/2 of the SW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, said parcel more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of said Section 1, and run thence South 00 degrees, 00 minutes West (assumed) 191.48 feet to the point of beginning of the property herein described; thence run North 72 degrees, 29 minutes West 235.88 feet; thence run North 68 degrees, 04 minutes, 31 seconds West 22.99 feet to a point on the Southeasterly right-of-way line of U.S. Highway 31 South; thence run North 27 degrees, 30 minutes, 00 seconds East along said right-of-way line 200.00 feet; thence run South 69 degrees, 47 minutes East 258.28 feet; thence run South 27 degrees, 48 minutes, 13 seconds West 189.62 feet to the point of beginning.

Inst # 1999-22158

05/26/1999-22158
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS 19.00