

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

2 Azians, Inc.
P.O. Box 340
Wilton, Alabama 35187

WARRANTY DEED (Without Survivorship)

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thousand (\$300,000.00) Dollars, in hand paid to Foster Dove and wife, Ellis Grey Dove, (hereinafter referred to as "GRANTORS"), by 2 Azians, Inc., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Jefferson County, Alabama, to wit:

See attached Exhibit "A" for legal description

SUBJECT TO:

1. Ad valorem taxes for the current year, 2000.
2. Easement to the City of Montevallo as recorded in Instrument #1992-20991.
3. Easement to Montevallo Water and Sewer Board as recorded in Instrument #1997-24568.
4. Right of Way to Shelby County recorded in Deed Book 135, Page 191 and Deed Book 152, Page 158.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 136, Page 311 and Deed Book 155, Page 115.

\$150,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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 8th day of December, 1999.

Foster Dove (SEAL)
Foster Dove

Ellis Grey Dove (SEAL)
Ellis Grey Dove
GRANTOR

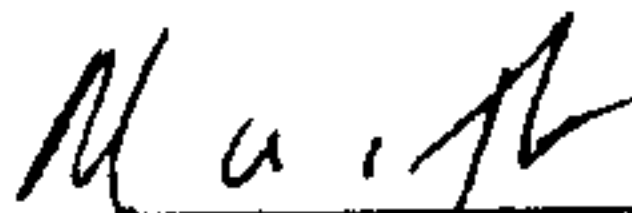
1999-49931

12/10/1999-49931
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
164.30
003 CJI

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Foster Dove and wife, Ellis Grey Dove, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 1999.



NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 21, 2000

My commission expires:

EXHIBIT "A"

A Parcel of land located in the E 1/2 of the NW 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 20 and run in an Easterly direction along the Southern boundary line of said quarter-quarter for a distance of 1,323.70 feet to the point of beginning; thence turn an interior angle left 92 degrees, 07 minutes, 23 seconds and run in a Southerly direction 636.41 feet to the Northern right of way line of Shelby County Highway #10 having variable width right of way and the beginning of a curve to the right, said curve having a radius of 1,949.86 feet, a central angle of 05 degrees, 04 minutes, 37 seconds, a chord distance of 172.72 feet and an interior chord angle to the right 98 degrees, 11 minutes, 12 seconds; thence run in a Southeasterly direction along the arc of said curve for a distance of 172.78 feet; thence leaving said curve turn an exterior angle to the left from said chord 177 degrees, 27 minutes, 43 seconds and continue along said right of way in a Southeasterly direction for a distance of 103.10 feet; thence turn an exterior angle to the left 90 degrees, 00 minutes, 00 seconds and continue along said right of way line in a Southwesterly direction for a distance of 10.00 feet to the beginning of a curve to the right, said curve having a radius of 1,175.92 feet, a central angle of 05 degrees, 55 minutes, 08 seconds, a chord distance of 121.42 feet and an interior chord angle to the right 92 degrees, 57 minutes, 34 seconds; thence run in a Southeasterly direction along the arc of said curve for a distance of 121.48 feet to the point of right of way intersection of Shelby County Highway #10 and County Road #17; thence leaving Shelby County Highway #10 right of way and said curve, turn an interior angle to the right from said chord 79 degrees, 20 minutes, 54 seconds and run in a Northeasterly direction along the variable width Western right of way line of County Road #17 for a distance of 71.91 feet; thence turn an interior angle to the right 141 degrees, 13 minutes, 21 seconds and run in a Northwesterly direction along County Road #17 right of way for a distance of 90.00 feet; thence turn an interior angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along said right of way line for a distance of 5.00 feet and the beginning of a curve to the right, said curve having a radius of 1,394.19 feet; a central angle of 19 degrees, 58 minutes, 00 seconds, a chord distance of 483.40 feet and an exterior chord angle to the left 80 degrees, 01 minutes, 00 seconds; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 485.85 feet; thence leaving said curve turn an interior angle to the right from chord 99 degrees, 59 minutes, 00 seconds and run in a Southwesterly direction along said right of way line for a distance of 5.00 feet; thence turn an exterior angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along said right of way line for a distance of 176.53 feet; thence leaving said right of way line of County Road #17 turn an interior angle to the right 111 degrees, 15 minutes, 35 seconds and run in a Northwesterly direction for a distance of 72.97 feet; thence turn an interior angle to the right 84 degrees, 31 minutes, 08 seconds and run in a Southerly direction for a distance of 34.03 feet and the point of beginning.

Inst # 1999-49931

12/10/1999-49931
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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