

This instrument was prepared by:  
Timothy D. Davis, Esq.  
Gordon, Silberman, Wiggins & Childs, P.C.  
1400 SouthTrust Tower  
Birmingham, Alabama 35203

Send Tax Notice to:  
Silverstar Management Corporation  
2511 28th Street SW  
B'ham, AL 35211

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) to the undersigned Grantor, **RICE LAND COMPANY, L.L.C.**, an Alabama limited liability company (hereinafter referred to as GRANTOR), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SILVERSTAR MANAGEMENT CORPORATION**, an Alabama corporation (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 24, Township 20 South, Range 3 West; thence run North along the East line of said Section for 2003.27 feet to the Southerly right of way of I-65; thence 59° 08' 18" left run Northwesterly along said right of way for 372.95 feet to the Westerly right of way of McCain Parkway and the point of beginning; thence continue last described course for 297.07 feet to a concrete monument; thence 18° 35' left continue along said right of way for 107.36 feet; thence 98° 36' left run Southerly along said right of way 655.69 feet to the center of Pig Pen Creek; thence 80° 59' 35" left run Easterly along said creek for 242.10 feet to the Westerly right of way of McCain Parkway; thence 93° 28' 48" left to tangent of a curve to the right, having a radius of 1014.95 feet, run along said curve and right of way for 168.93 feet; thence continue along said right of way for 389.17 feet to the point of beginning.

This conveyance is made subject to:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. Restrictions or Covenants recorded in Real 331, page 621, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Mineral and mining rights and rights incident thereto recorded in Volume 36, page 426, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to South Central Bell by instrument recorded in Real 119, page 870, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 126, page 292, in the Probate Office of Shelby County, Alabama.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.

03/27/2000-09728  
11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

IN WITNESS WHEREOF, the said GRANTOR, by G. Barton Rice, its member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of March, 2000.

RICE LAND COMPANY, L.L.C.

BY G. Barton Rice  
Its Member

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that G. Barton Rice, whose name as a Member of Rice Land Company, L.L.C., an Alabama limited liability company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 22nd day of March, 2000.

(SEAL)

Tom Carr  
Notary Public  
My Commission Expires: 2-13-03

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Inst # 2000-09728

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11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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