

NOTE: The entire purchase price recited herein is being secured by a purchase money mortgage being recorded simultaneously herewith.

This instrument prepared by:

Matthew S. Atkins, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

BW & MMC, L.L.C.
Attention: Mr. Thomas H. Brigham, Jr.
200 Union Hill Drive
Birmingham, Alabama 35209

LIMITED WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED FORTY FOUR THOUSAND and No/100 DOLLARS (\$144,000.00) and other good and valuable consideration to the undersigned grantor, **LAKE FOREST, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BW & MMC, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and more fully described on Exhibit A attached hereto, but subject to the following exceptions (the "Permitted Exceptions"):

Subject to the following Permitted Exceptions:

1. 2001 property taxes not yet due and payable.
2. Right-of-way granted Alabama Power Company recorded in Deed Book 239, Page 881; Deed Book 219, Page 127; Deed Book 150, Page 89; ~~Deed Book 142, Page 84;~~ and Deed Book 124, Page 474.
3. 30 foot easement for sanitary sewer along north property line as shown by Survey of Laurence D. Weygand, dated September 26, 2000.

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TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein, except for the Permitted Exceptions, since the date of acquisition thereof by GRANTOR.

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, Lake Forest, L.L.C., GRANTOR, has caused its duly authorized member to hereunto set his signature as the act of such GRANTOR, as of the 31st day of October, 2000.

LAKE FOREST, L.L.C.
an Alabama limited liability company

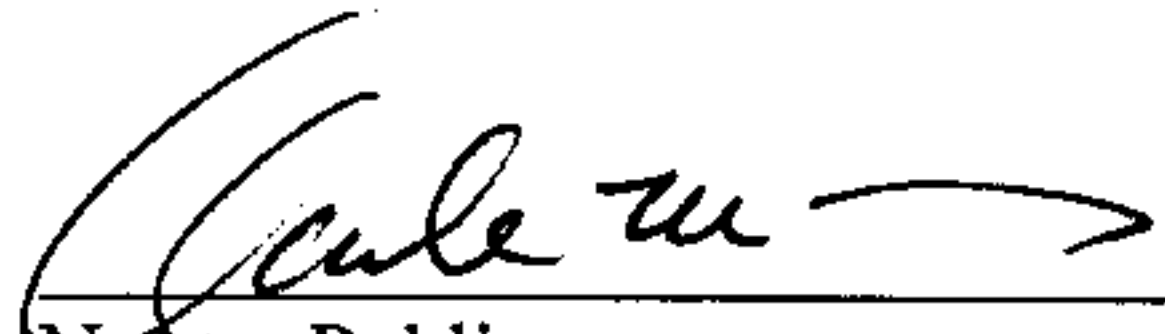
By: 
Thomas H. Brigham, Jr.
Its Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Brigham, Jr., whose name as Member of Lake Forest, L.L.C., a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 31 day of October, 2000.


Notary Public

My Commission Expires: 12/20/2003

EXHIBIT A

Part of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NW 1/4 of the SE 1/4 of said Section 9, run in an Easterly direction, along the North line of said 1/4 - 1/4 section, for a distance of 250.0 feet, to an existing cross, set by Laurence D. Weygand, and being the most Northerly corner of Lot 224, Lake Forest Second Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 142; thence turn an angle to the right of 98°-25' and run in a Southwesterly direction, along the East line of said Lot 224, Lake Forest Second Sector, for a distance of 228.35 feet, to an existing iron rebar, and being the point of beginning; thence continue in a Southwesterly direction, along the East line of Lots 225, 226, 227, 228, 229 & 230, of said Lake Forest Second Sector, for a distance of 591.65 feet, to the Northeast corner of Lot 231, of said Lake Forest Second Sector; thence turn an angle to the right of 14°-00' and run in a Southwesterly direction, along the Southeast line of Lots 231 & 232, of said Lake Forest Second Sector, for a distance of 234.02 feet, to the most Southerly corner of said Lot 232; thence turn an angle to the left of 2°30'-24" and run in a Southwesterly direction, along the end of the existing road right-of-way for Scenic Lake Drive, as shown on said Lake Forest Second Sector recorded plat, for a distance of 50.0 feet, to the most Easterly corner of Lot 112, Lake Forest First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 24, Page 62; thence turn an angle to the left of 8°-19'-14" and run in a Southwesterly direction, along the Southeast line of Lots 112, 113, 114, 115 & 116, of said Lake Forest First Sector, for a distance of 468.50 feet; thence turn an angle to the left of 105°-59'-08" and run in a Southeasterly direction, along the Northeast line of Lots 306 & 307, of Lake Forest Third Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 143, for a distance of 344.96 feet; thence turn an angle to the left of 5°-27'-15" and run in an Easterly direction, along the North line of Lot 308, of said Lake Forest Third Sector, for a distance of 145.0 feet, to an existing iron rebar, set by Laurence D. Weygand; thence turn an angle to the left of 83°-39'-23" and run in a Northerly direction for a distance of 150.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 17°-35'-29" and run in a Northeasterly direction for a distance of 634.99 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 28°-47'-20" and run in a Northeasterly direction for a distance of 315.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 53°-09'-51" and run in an Easterly direction for a distance of 210.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 41°-18'-58" and run in a Northeasterly direction for a distance of 310.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 49°-48'-25" and run in a Northerly direction for a distance of 330.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 94°-54'-53" and run in a Westerly direction for a distance of 610.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 105°-00' and run in a Southeasterly direction for a distance of 115.0 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 97°-43'-11" and run in a Southwesterly direction for a distance of 194.14 feet, to an existing iron rebar set by Laurence D.

Weygand, and being on a curve, said curve being concave in an Easterly direction and having a radius of 325.0 feet and a deflection angle of 5°-28'-54"; thence turn an angle to the left and run in a Southerly direction, along the arc of said curve, for a distance of 62.19 feet; thence turn an angle to the right (90° to tangent) and run in a Westerly direction for a distance of 160.13 feet, to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 26°-39'-37" and run in a Northwesterly direction for a distance of 132.0 feet, more or less, to the point of beginning.

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