

6507-G

This Instrument Prepared By:
William M. Phillips, Jr., Esq.
Lange, Simpson, Robinson & Somerville LLP
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Triple J Corporation
3164 Starlake Drive
Bluff Park, Alabama 35226-2739

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

483,000.00

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the like-kind exchange of real properties, the undersigned **BENSON PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell, and convey unto **TRIPLE J CORPORATION**, an Alabama corporation ("Grantee"), a sixty percent (60%) undivided interest in that certain real estate situated in Shelby County, Alabama, particularly described in Exhibit A, attached hereto and made a part hereof, subject to the following matters:

Inst # 2000-45359

1. Ad valorem taxes for the year 2001 and subsequent years which are not yet due and payable;
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 126, page 172, in the Probate Office of Shelby County, Alabama;
3. Right of way to Shelby County, recorded in Volume 216, page 584, in the Probate Office of Shelby County, Alabama;
4. Mineral lease recorded in Volume 322, page 3, in the Probate Office of Shelby County, Alabama;

Together with all and singular the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits belonging to or in any manner appertaining to such property;

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed under seal by its duly authorized representative on this the 28th day of December, 2000.

BENSON PROPERTIES, L.L.C.

By: R. W. Benson

Its: Managing Member

[SEAL]
12/29/2000-45359
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 KMB 500.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard W. Benson, whose name as Managing Member of **BENSON PROPERTIES, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of December, 2000.

W. M. Pullen Jr.
Notary Public
My commission expires: 12/2/01

EXHIBIT A

(legal description of subject property)

Property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West; thence run South $0^{\circ}52'06''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 80.72 feet to a point, said point being on the South right of way line of County Road 26 (80 foot right of way), said point also being the point of beginning; thence run South $86^{\circ}20'40''$ East along said right of way line 131.28 feet to a point, said point being the beginning of a curve to the left, said curve having a central angle of $2^{\circ}11'54''$ and a radius of 2135.09 feet, said curve being subtended by a chord which bears South $87^{\circ}26'37''$ East a distance of 81.91 feet; thence run Easterly along the arc of said curve and along said right of way 81.92 feet; thence run South $0^{\circ}52'06''$ West 201.20 feet; thence run North $89^{\circ}07'54''$ West 213.00 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North $0^{\circ}52'06''$ East along said West line, 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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