

SEND TAX NOTICES TO:
F AND J PROPERTIES, L.L.C.
P.O.Box 732
Montevallo, Alabama, 35115

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **SHERMAN HOLLAND, Jr.**, a  married man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **F AND J PROPERTIES, L.L.C.** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto, and incorporated herein by this reference.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, their successors and assigns forever.

AND THE GRANTOR does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6 day of April, 2001.

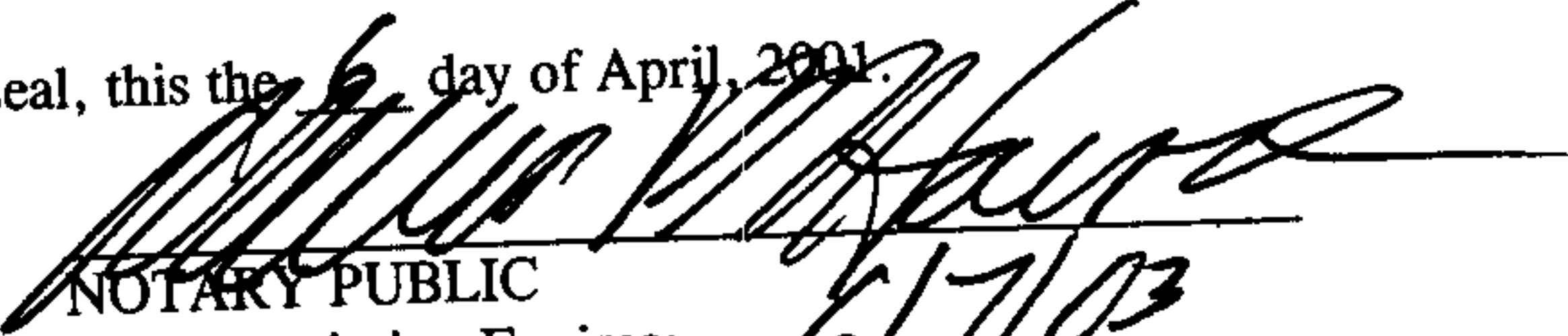

SHERMAN HOLLAND, Jr.

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHERMAN HOLLAND, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of April, 2001.


NOTARY PUBLIC

My Commission Expires: 6/7/03

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

Inst # 2001-13672
04/10/2001-13672
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NB 18.00

Grantor: SHERMAN HOLLAND, JR.
Grantee: F AND J PROPERTIES, L.L.C.

A parcel of land situated in the NE ¼ of the NE 1/4 of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the NE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West; thence run easterly along the South line of said ¼ - ¼ Section a distance of 920.46 feet to a point on the northwesterly right of way line of a CSX Transportation Railroad right of way line, thence North 06 degrees 43 minutes 00 seconds East for a distance of 154.88 feet to a point; thence run North 83 degrees 17 minutes 00 seconds West for a distance of 200.00 feet to a point; thence run North 06 degrees 43 minutes 00 seconds East for a distance of 77.82 feet to point of beginning; thence continue along said bearing for a distance of 146.03 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 66 (80' right of way); thence North 76 degrees 29 minutes 00 seconds West for a distance of 362.78 feet along said right of way line to a point; thence run South 04 degrees 48 minutes 48 seconds East for a distance of 61.43 feet to a point; thence run South 35 degrees 02 minutes 02 seconds East for a distance of 172.63 feet to a point; thence run South 83 degrees 17 minutes 00 seconds East for a distance of 233.00 feet to the point of beginning.

SUBJECT TO: i) taxes and assessments for the year 2001, a lien but not yet payable; ii) easement recorded in Instrument 2001/9443; iii) less and except any part of the property lying within the right of way of a road; iv) less and except any part of the property described in Shelby County Condemnation Case No. 34-296; v) right of way to Shelby County, recorded in Volume 256, page 868; vi) transmission line permits to Alabama Power Company recorded in Deed Book 48, page 626, Deed Book 138, page 52, Deed Book 113, page 95, Deed Book 197, page 533, Deed Book 102, page 205, Deed Book 141, page 506, and Deed Book 170, page 262; vii) road right of ways to Shelby County as recorded in Deed Book 167, page 462 through 467, Deed Book 169, page 59, Deed Book 271, page 741, and Deed Book 256, page 868; viii) easement and rights of ways to American Telephone and Telegraph Company recorded in Deed Book 168, page 476; ix) right of way easements to Colonial Pipeline Company recorded in Deed Book 269, page 203; x) pipeline easement to Southern Natural Gas Company recorded in Deed Book 90, page 281; xi) transmission line permits to Alabama Power Company recorded in Deed Book 55, page 454 and Deed Book 92, page 437; xii) easement to Southern Natural Gas as recorded in Deed Book 90, page 461; and xiii) coal, oil, gas and other mineral interests in, to or under the land described herein which are not owned by Grantor or Mortgagor