

Send Tax Notice to:
Choat Investment, L.L.C.
5825 Willow Lake Drive
Birmingham, AL 35244

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

Inst # 2002-03723

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Ronnie Morton, a married man, hereinafter called "Grantor", and Choat Investment, L.L.C., hereinafter called "Grantee".

The Grantor, for and in consideration of Two Hundred Sixty Thousand, Five Hundred and No/100 (\$260,500.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate and improvements thereon, located in Shelby County, Alabama:

Lot 6, according to the survey of the Final Plat of Old Town Helena Office Park, as recorded in Map Book 29, Page 58, in the Probate Office of Shelby County, Alabama.

The property herein granted in not and never has been the homestead of Grantor or his spouse.

\$237,000.00 of the purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. General and special taxes and assessments for the year 2001, and subsequent years, not yet due and payable. Tax information has been based on the present assessment rolls, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Right of Way granted to AT&T recorded in Real Volume 184, Page 22.
3. Right of Way granted to the utilities board as recorded in Volume 310, Page 976.
4. Right of Way granted to Alabama Power Company recorded in Volume 57, Page 88, Volume 146, Page 304 and Volume 177, Page 499.

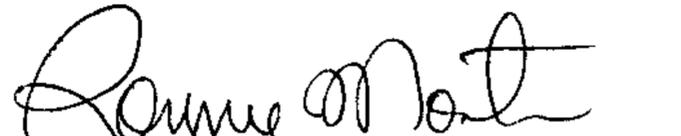
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5. Right of Way granted to Plantation Pipe Line as recorded in Volume 112, Page 296.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 289, Page 405.
7. Easement granted to Colonial Pipeline as recorded in Volume 318, Page 687.
8. Right of Way granted to City of Helena as recorded in Volume 187, Page 390, and Volume 307, Page 815.
9. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple absolute forever.

Grantor, for himself and his heirs and assigns, covenants with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

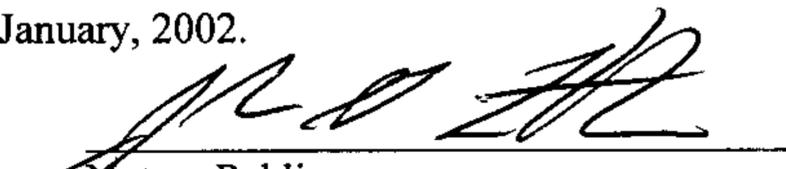
IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 22nd day of January, 2002.


Ronnie Morton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Ronnie Morton, a married man, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 22nd day of January, 2002.


Notary Public
My Commission Expires: 1/3/03
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