

SEND TAX NOTICES TO:
KG INTERNATIONAL, INC.
6168 Rushing Parc Lane,
Birmingham, Alabama, 35244

INVEST # 2002-06085

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

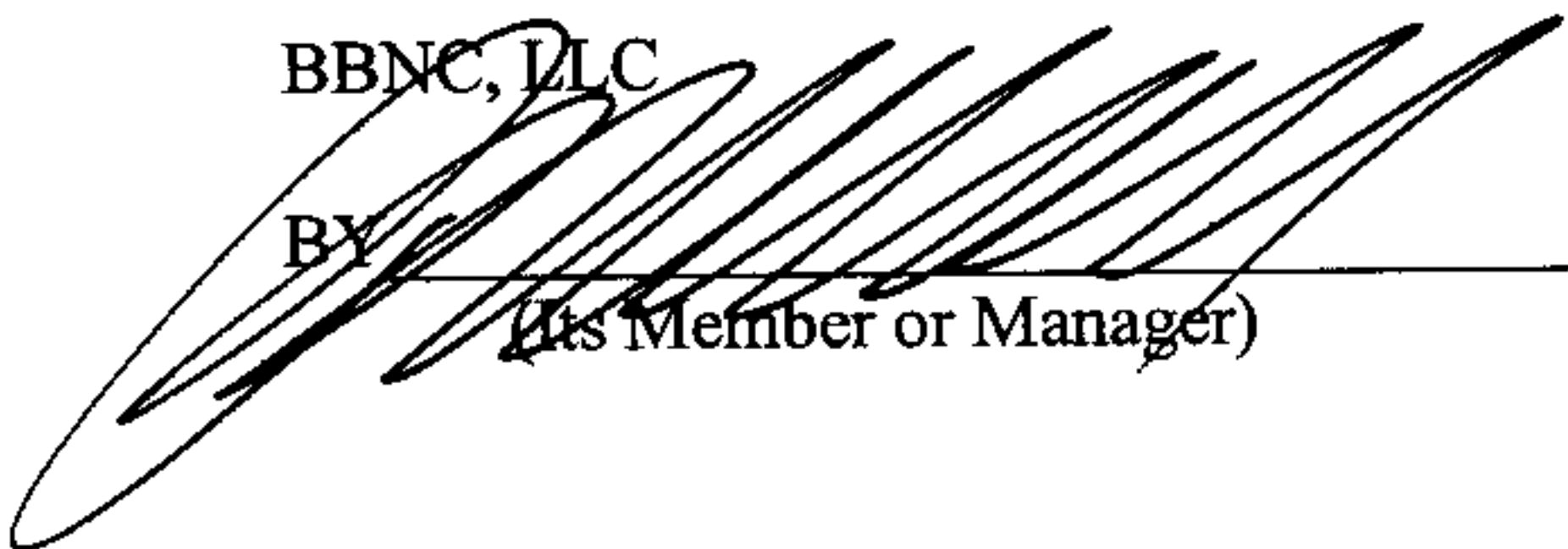
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seven Hundred Ninety Thousand Dollars (\$790,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **BBNC, LLC** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **KG INTERNATIONAL, INC.** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR does for itself, and its 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 its 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 1 day of February, 2002.

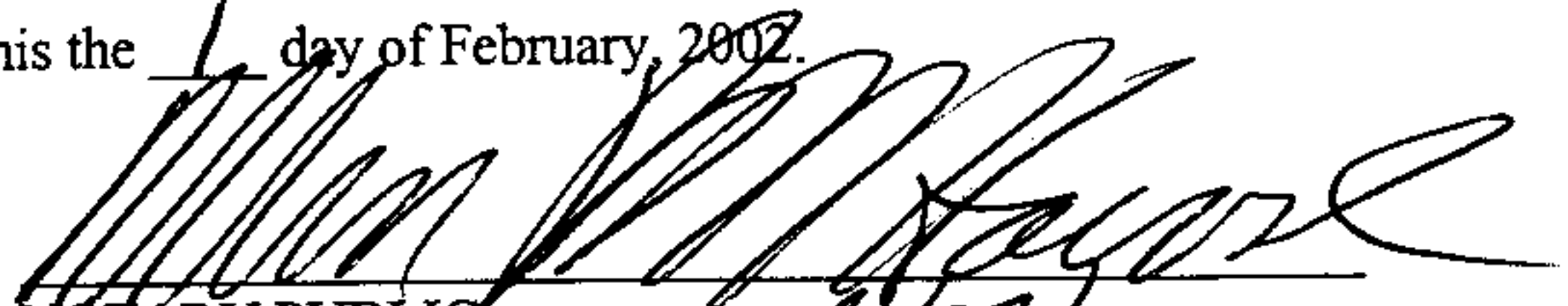
BBNC, LLC
BY 
(Its Member or Manager)

[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 Bunnie Higginbotham, whose name as Member or Manager of BBNC, LLC, an Alabama 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 of said instrument, he/she, as such member or manager, and with full authority, executed the same voluntarily, as an act of said company acting in its capacity as aforesaid.

Given under my hand and official seal, this the 1 day of February, 2002.


NOTARY PUBLIC
My Commission Expires: 6/17/03

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 INDEMNITY
NON-FOREIGN AFFIDAVIT

Grantor: BBNC, LLC
Grantee: KG INTERNATIONAL, INC.

A parcel of land situated in the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of said Section 11 and run East along the North line of Quarter Section for 1235.17 feet; thence turn an angle to the right of 90 degrees 00 minutes and run Southerly for 466.53 feet; thence turn an angle to the left of 90 degrees 57 minutes 47 seconds and run Easterly for 773.61 feet to the point of beginning. From the point of beginning thus obtained thence continue along the last described course for 210.00 feet; thence turn an angle to the right of 98 degrees 47 minutes 27 seconds to the tangent of a curve to the right, having a central angle of 4 degrees 09 minutes 53 seconds and a radius of 2841.09 feet; thence run in a Southwesterly direction along the arc of said curve for 206.51 feet to the point of commencement of a curve to the right having a central angle of 91 degrees 07 minutes 08 seconds and a radius of 25.00 feet; thence run in a Southwesterly and Westerly direction along the arc of said curve for 39.76 feet; thence run in a Northwesterly direction along the tangent of said curve if extended for 189.46 feet; thence turn an angle to the right of 89 degrees 45 minutes 26 seconds and run Northeasterly for 180.56 feet to the point of beginning.

LESS AND EXCEPT that portion of said lands conveyed to the State of Alabama by deed recorded in Instrument 2001/3637 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2002, a lien but not yet payable; ii) right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 83; iii) right of way to Shelby County, recorded in Volume 124, page 259, and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

Inst # 2002-06085

Exa.ded 2/1/02 6:33PM

02/05/2002-06085
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 197.00

02/05/2002-06085
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL