

STATE OF ALABAMA)
:
JEFFERSON and SHELBY COUNTIES)

SEND TAX NOTICE TO:
Daniel Realty Company
3595 Grandview Parkway, Suite 400
Birmingham, AL 35243
Attention: Mr. Charles T. Carlisle, Jr.

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 21st day of March, 2002, by **MOIZ FOULADBAKHSH**, a married man ("Grantor"), in favor of **DANIEL REALTY COMPANY**, an Alabama general partnership ("Grantee").

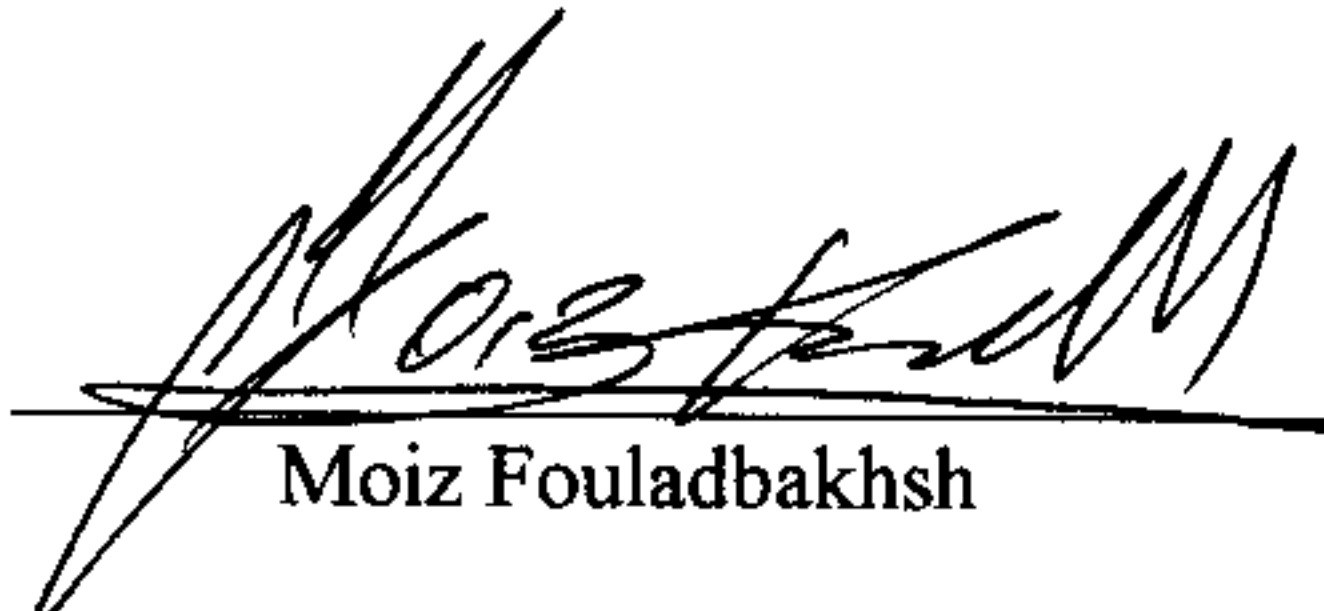
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Jefferson and Shelby Counties, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the items listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

Grantor hereby certifies that the Property does not constitute his homestead (as defined by Section 6-10-2 of the *Code of Alabama* (1975)) or the homestead of his spouse.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the day and year first above written.


Moiz Fouladbakhsh [SEAL]

The total consideration paid by Purchaser for the Property is \$1,500,000.00 for 76.8 total acres, more or less. 6.8 acres is situated in Jefferson County, Alabama and 70 acres, more or less, is located in Shelby County, Alabama. Based on the foregoing total price and acreage, the total consideration should be allocated \$132,812.50 to those portion of the Property situated in Jefferson County, Alabama, and \$1,367,187.50 to the portions of the property situated in Shelby County, Alabama.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Moiz Fouladbakhsh, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of March, 2002.

Anne P. Marshall

Notary Public

[NOTARIAL SEAL]

My commission expires 3/13/2003

7/18/02 V2 - DANIEL REALTY - FOULAD - STATUTORY WARRANTY DEED
This instrument prepared by and
upon recording should be returned to:

Stephen R. Monk, Esq.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203
(205) 521-8429

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the SE ¼ of the SE ¼ of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama, and the SW ¼ of the SW ¼ of Section 24, the NW ¼ of the NW ¼ of Section 25, and the NE ¼ of Section 26, all in Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 24, Township 19 South, Range 3 West; thence East along the South line of said section a distance of 416.85 feet to the POINT OF BEGINNING; thence 132°52'43" to the right in a Southwesterly direction a distance of 383.85 feet to a point; thence 19°31'45" to the left in a Southwesterly direction a distance of 358.29 feet; thence 57°22'17" to the right in a Southwesterly direction a distance of 289.73 feet to a point; thence 25°51'00" to the left in a Southwesterly direction a distance of 455.25 feet to a point; thence 73°00'00" to the left in a Southeasterly direction a distance of 387.40 feet to a point; thence 67°30'00" to the right in a Southwesterly direction a distance of 304.80 feet to a point; thence 7°45'00" to the right in a Southwesterly direction a distance of 244.00 feet to a point; thence 104°30'00" to the right in a Northwesterly direction a distance of 407.70 feet to a point; thence 73°15'00" to the right in a Northeasterly direction a distance of 43.70 feet to a point; thence 86°57'00" to the left in a Northwesterly direction a distance of 287.70 feet to a point; thence 92°22'00" to the left in a Southwesterly direction a distance of 311.30 feet to a point; thence 6°05'00" to the left in a Southwesterly direction a distance of 329.55 feet to a point; thence 19°07'00" to the right in a Southwesterly direction a distance of 300 feet, more or less, to the centerline of the Cahaba River; thence an angle to the right in a Northwesterly, Northerly and Northeasterly direction along the centerline of said Cahaba River a distance of 3403 feet, more or less, to a point at the intersection of the centerline of said Cahaba River and the Southwesterly right-of-way line of Old Montgomery Highway; thence an angle to the right in a Southeasterly direction along said right-of-way line a distance of 223.5 feet to a point; thence 90° to the right in a Southwesterly direction along said right-of-way line a distance of 50.00 feet to a point; thence 90° to the left in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 15.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 10.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 10.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 5.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 250.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 35.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 262.16 feet to a point; thence 71°22'02" to the right in a Southwesterly direction (leaving said right-of-way line) a distance of 51.07 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes for the year 2002 and subsequent years, not yet due and payable.
2. All easements, restrictions, reservations, rights-of-way, covenants and other matters of record.

Inst # 2002-13474

**03/21/2002-13474
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MSB 1523.00**