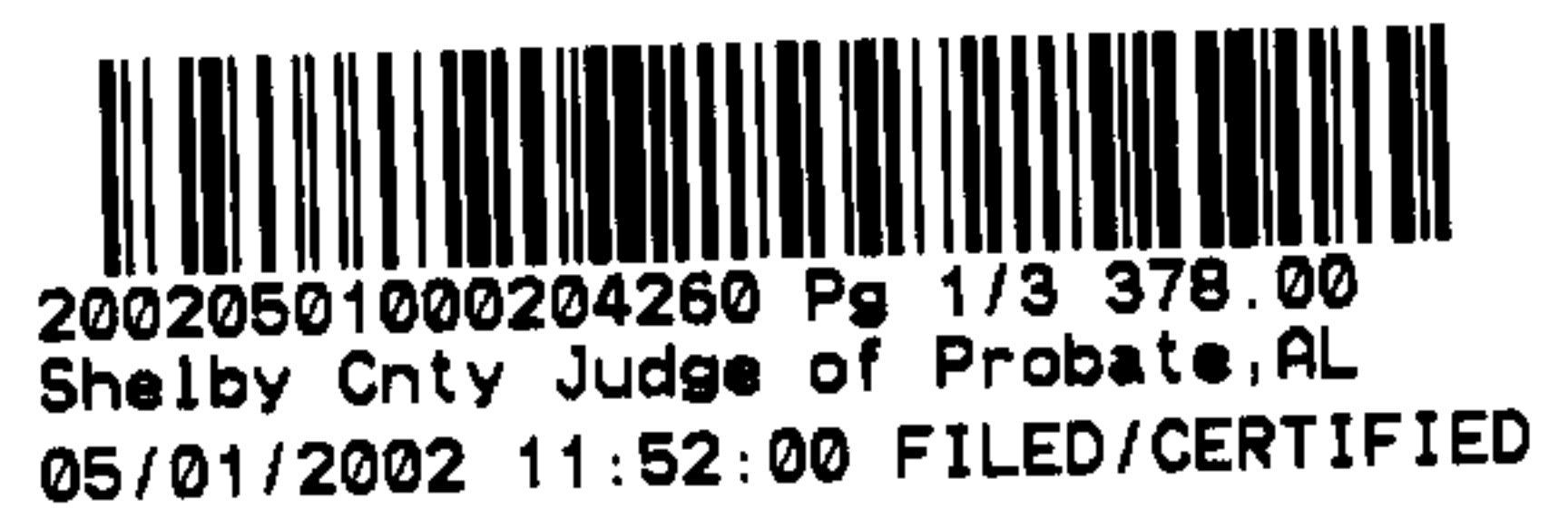


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Office Park Partners, LLC
Post Office Box 968
Birmingham, AL 35201

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Million Six Hundred Ten Thousand and No/100 Dollars (\$2,610,000.00), and other good and valuable consideration, paid to the undersigned grantor, Roy Martin Construction, Inc., an Alabama corporation ("Grantor"), by Office Park Partners, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Rights of others to Denson's Creek a/k/a Bishop's Creek.

\$2,250,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 30th day of April, 2002.

WITNESS:

Lorine S. Conthell

Roy Martin Construction, Inc.

By:

Roy L. Martin

Roy L. Martin, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., an Alabama corporation, 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 seal this 30th day of April, 2002.

Ann P. Marshall

Notary Public

My Commission Expires: 3/12/2003

EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 14, and the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 13, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said Section 14; thence South 1 deg. 12 min. 00 sec. East along the East line of said Section 14 a distance of 4.92 feet to the point of beginning; thence continue along last described course a distance of 138.36 feet to a point that is approximately 35 feet south of the centerline of Cahaba Valley Creek which is the property line; said Creek extends westerly and southwesterly approximately parallel to and about 35 feet to right of the following random line; thence North 79 deg. 56 min. 00 sec. West a distance of 305.55 feet; thence North 86 deg. 25 min. 00 sec. West a distance of 147.06 feet; thence North 54 deg. 21 min. 00 sec. West a distance of 125.00 feet; thence South 23 deg. 56 min. 00 sec. East a distance 149.60 feet; thence South 27 deg. 32 min. 00 sec. East a distance of 352.20 feet; thence South 43 deg. 18 min. 00 sec. West a distance of 127.95 feet; thence North 86 deg. 57 min. 00 sec. West a distance of 136.38 feet; thence North 71 deg. 32 min. 00 sec. West a distance of 195.75 feet; thence North 80 deg. 46 min. 00 sec. west a distance of 155.17 feet; thence South 30 deg. 56 min. 00 sec. West a distance of 252.96 feet; thence South 36 deg. 59 min. 00 sec. East a distance of 110.00 feet to the end of said random line; thence North 82 deg. 13 min. 20 sec. East a distance of 576.09 feet; thence South 89 deg. 08 min. 05 sec. East a distance of 157.83 feet; thence North 1 deg. 17 min. 08 sec. East a distance of 21.08 feet; thence South 89 deg. 50 min. 14 sec. East a distance of 154.17 feet; thence South 89 deg. 42 min. 03 sec. East a distance of 331.38 feet; to the westerly right of way line of said Old Montgomery Road, (80 foot right of way) said point being a point on a curve to the left having a radius of 1102.92 feet and a delta of 21 deg. 06 min. 45 sec. ; thence run along the arc of said curve a distance of 406.40 feet ; said arc being subtended by a chord which bears North 17 deg. 15 min. 44 sec. West and a chord distance of 404.11 feet to the end of said curve; thence North 27 deg. 49 min. 06 sec. West and along said Right of Way line a distance of 311.32 feet to the point of beginning.