

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
S.N.O., Inc.
2858 Highway 31 South
Pelham, Alabama 35124

STATE OF ALABAMA)
) **Limited Liability Company**
) **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand and 00/100 (\$100,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **280 Properties, L.L.C., a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **S.N.O., Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, Courtney H. Mason, Jr. who is authorized to execute this conveyance, hereto set his signature and seal this the 6th day of June, 2002.

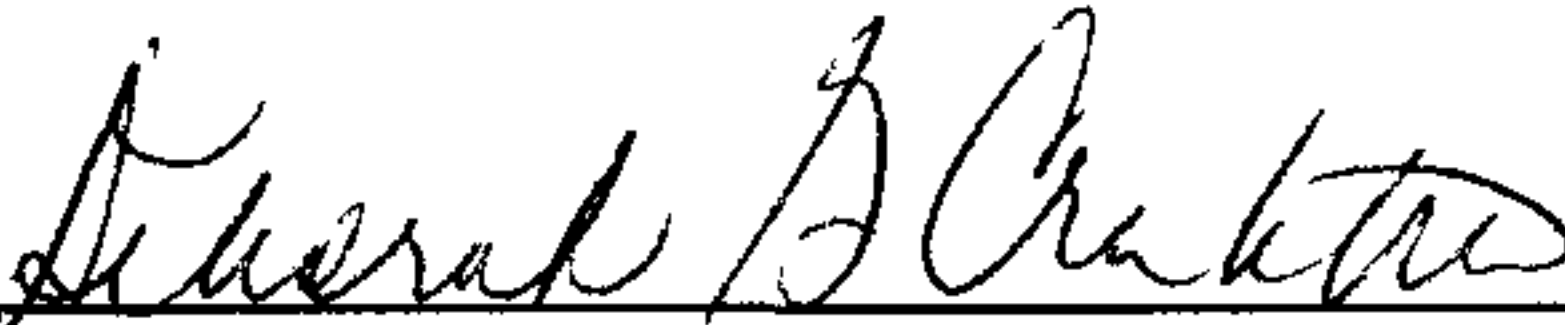
280 Properties, L.L.C.

By: Courtney H. Mason, Jr., Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Managing Member of 280 Properties, L.L.C., a Limited Liability Company, 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 Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of June, 2002.


NOTARY PUBLIC
My Commission Expires: 2/4/04

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From an existing old 1 $\frac{1}{2}$ inch open top iron pipe being the locally accepted Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 463.09 feet to an existing iron rebar set by Laurence D. Weygand and being on the South right-of-way line of Old Highway #280; thence continue in a Southerly direction along last mentioned course for a distance of 575.69 feet to an existing iron rebar being on the North right-of-way line of U.S. Highway #280, said North right-of-way line of U.S. Highway #280 being on a curve, said curve being concave in a Southerly direction and having a central angle of 3 degrees 1 minutes 17 seconds and having a radius of 11,609.16 feet; thence turn an angle to the left (96 degrees 15 minutes 30 seconds to the chord of said curve) and run in an Easterly direction along the arc of said curve and along the North right-of-way line of said U.S. Highway #280 for a distance of 612.21 feet to an existing concrete monument with a punch hole; thence turn an angle to the left (38 degrees 27 minutes 41 seconds from last mentioned chord line) and run in a Northeasterly direction along the existing right-of-way line for a distance of 153.23 feet to an existing concrete right-of-way monument being on Shelby County Highway #39; thence turn an angle to the left of 41 degrees 23 minutes 55 seconds and run in a Northerly direction along the West right-of-way line of said Shelby County Highway #39 for a distance of 102.77 feet to an existing concrete right-of-way monument; thence turn an angle to the right of 85 degrees 25 minutes and run in an Easterly direction for a distance of 34.77 feet to an existing iron rebar set by Laurence D. Weygand and being on the West right-of-way line of said Shelby County Highway #39, said right-of-way line being on a curve, said curve being concave in a Westerly direction and having a central angle of 18 degrees 56 minutes 01 seconds and a radius of 252.0 feet; thence turn an angle to the left (98 degrees 57 minutes 46 seconds to the chord of said curve) and run in a Northerly and Northwesterly direction along the arc of said curve and along the West right-of-way line of Shelby County Highway #39 for a distance of 83.27 feet to an existing iron rebar set by Laurence D. Weygand; thence run in a Northwesterly direction along a line tangent to the end of said curve and along the West right-of-way line of Shelby County Highway #39 for a distance of 258.64 feet to an existing iron rebar set by Laurence D. Weygand, and the point of beginning of a new curve, said latest curve being concave in an Easterly direction and having a central angle of 4 degrees 4 minutes 57 seconds and a radius of 650.0 feet; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve and along the West right-of-way line of said Shelby County Highway #39 for a distance of 46.32 feet to an existing iron rebar set by Laurence D. Weygand and being a point of reverse curve, said latest curve having a central angle of 88 degrees 49 minutes 39 seconds and a radius of 25.0 feet; thence turn an angle to the left and run in a Northerly, Northwesterly and Westerly direction along the arc of said curve for a distance of 38.76 feet to an existing iron rebar set by Laurence D. Weygand and being a point of reverse curve and being on the South right-of-way line of Old Highway #280; thence run in a Westerly direction along the curved South right-of-way line of said Old Highway #280 (said curve being concave in a Northerly direction, having a central angle of 11 degrees 09 minutes 27 seconds and a radius of 3,205.30 feet) for a distance of 624.18 feet, more or less, to the point of beginning.

