

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

SEND TAX NOTICE TO:
Oak Mountain Business Park, LLC
100 Applegate Court
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00), and other good and valuable consideration, paid to the undersigned grantor, John Yarbrough, a married man ("Grantor"), by Oak Mountain Business Park, LLC ("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:

Lot 16, according to the map of Oak Mountain Business Park, recorded in Map Book 25, at Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company recorded in Deed Book 230, Page 117, in Probate Office of Shelby County, Alabama; (3) Easement to BellSouth Telecommunications recorded in Instr. No. 1998-26451, in the Probate Office; (4) Title to minerals underlying caption lands with mining rights and privileges belonging thereto as recorded in Deed Book 244, Page 587, and Deed Book 33, Page 300 in Probate Office; (6) Easements as shown by recorded plat, including 15 feet on the Southeasterly side of lot; (7) Restrictions, covenants and conditions set out in Instrument #1998-51856 and Inst. No. 1998-5284 in the Probate Office of Shelby County, Alabama.

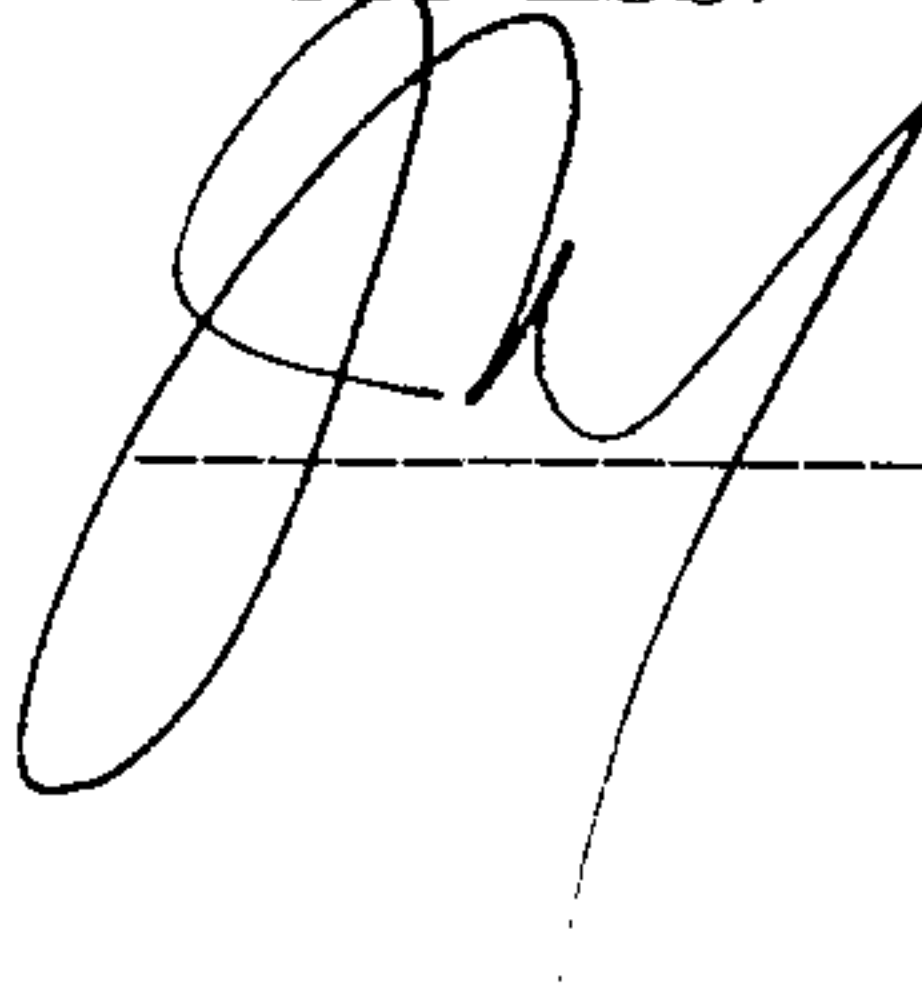
This property does not constitute the homestead of the Grantor herein.

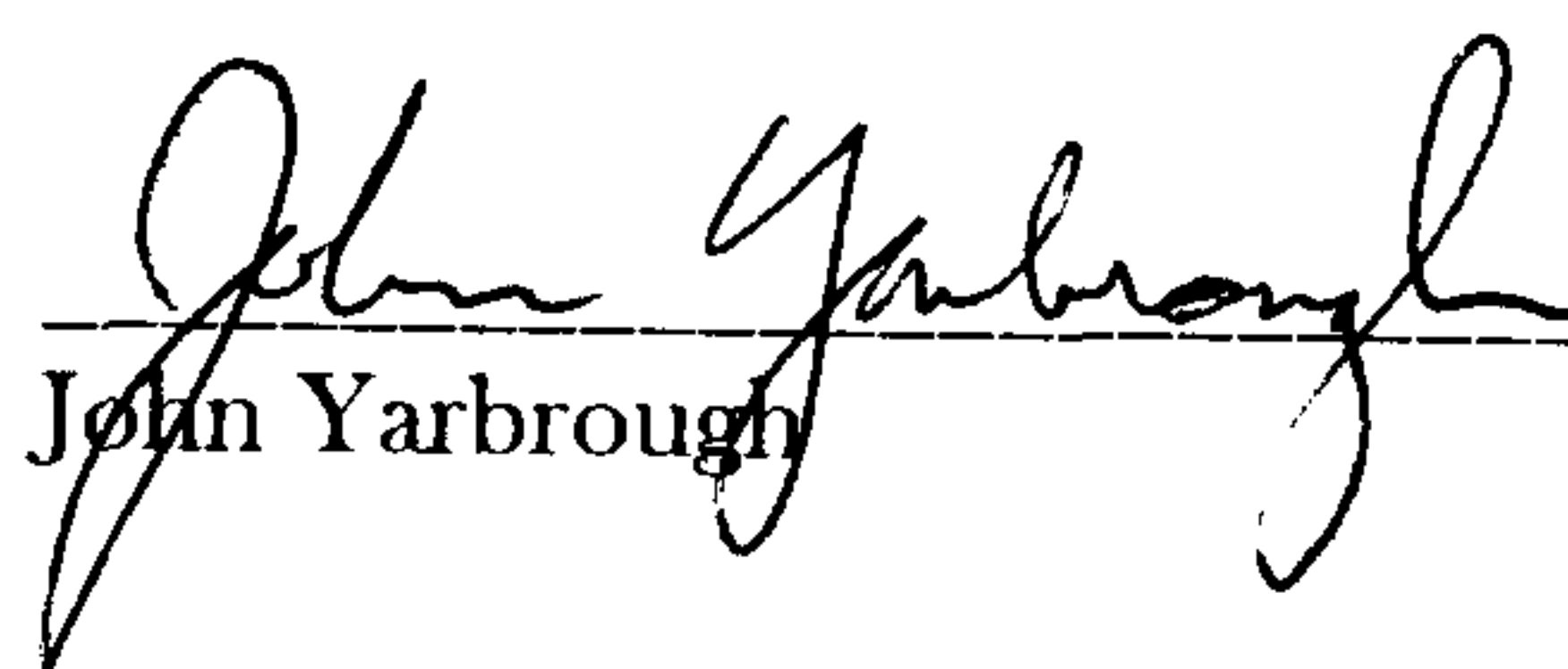
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he 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 his heirs 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 5th day of August, 2002.

WITNESS:

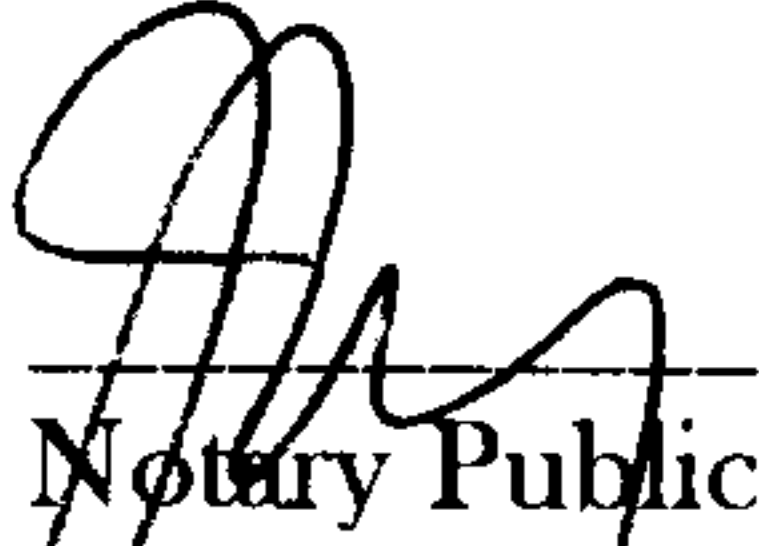



John Yarbrough

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Yarbrough, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of August, 2002.



Notary Public

My Commission Expires: 7-14-2003