

This instrument was prepared by
MASSEY, STOTSER, & NICHOLS, P.C.
P.O. BOX 94308
Birmingham, Alabama 35220

Send Tax Notice To:
John A. Jebeles
c/o 48 Medical Park East Drive
Suite 153
Birmingham, Alabama 35235

FILE NO. 10565.007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

700,000

That in consideration of TEN AND 00/100 (\$10.00) DOLLARS, AND ALL OTHER GOOD AND VALUABLE CONSIDERATION, to the undersigned GRANTOR OR GRANTORS in hand paid the Grantees herein, the receipt whereof is acknowledged, THE MOUNT PROPERTIES, L.L.C., an Alabama limited liability company (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto JOHN A. JEBELES (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

- (1) Taxes for the 2002 and subsequent years;
- (2) Easements, or claims of easements, not shown by the public records;
- (3) Easement granted to Oxmoor III, Inc., as recorded in Instrument No. 1994-31083;
- (4) Easement for ingress and egress as recorded under Instrument Number 1995-03036.
- (5) Mineral or mining rights, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors, heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors, heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its William R. DiGiorgio who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18TH day of July 2002.

THE MOUNT PROPERTIES, L.L.C.

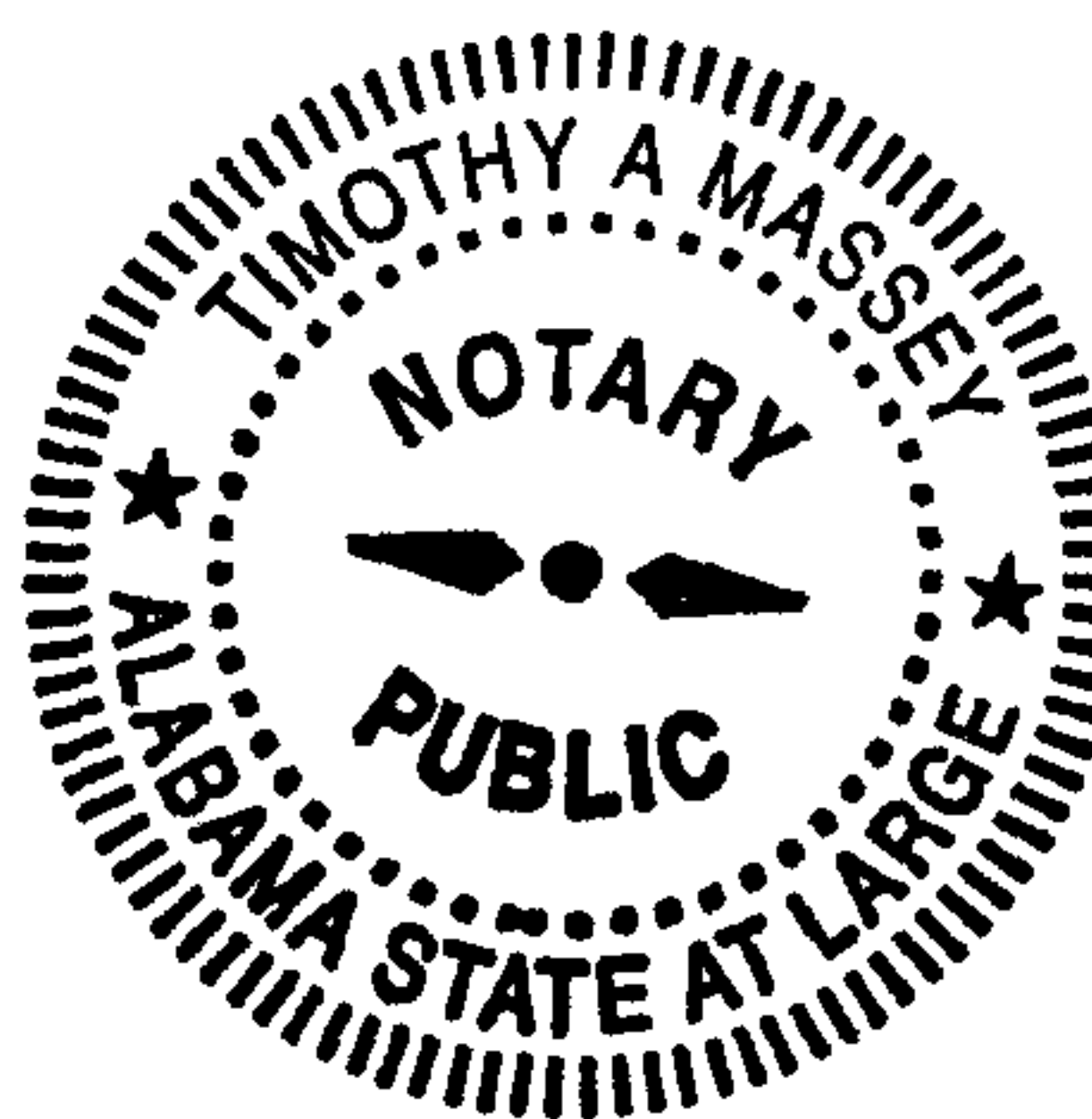

BY: WILLIAM R. DIGIORGIO
ITS: MANAGER

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William R. DiGiorgio, whose name as Manager of THE MOUNT PROPERTIES, L.L.C., an Alabama 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 Company.

Given under my hand and official seal, this the 18th day of July, 2002.



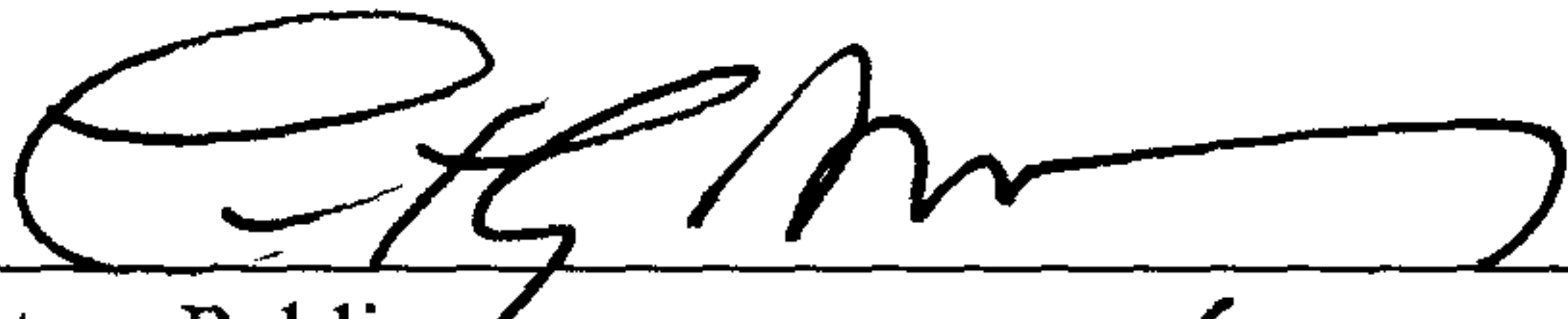

Notary Public
My Commission Expires: 5/1/04

EXHIBIT "A"

A parcel of land located in the West half of the Southeast quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest one-quarter of Section 31, Township 19 South, Range 2 West; thence run in a Westerly direction along the Northern line of said quarter section for a distance of 301.28 feet; thence turn an angle to the left of $51^{\circ} 49' 38''$ and run in a Southwesterly direction for a distance of 524.90 feet; thence turn an angle to the right of $15^{\circ} 42' 53''$ and run in a Southwesterly direction for a distance of 15.00 feet; thence turn an angle to the left of $102^{\circ} 10' 58''$ and run in a Southeasterly direction for a distance of 195.60 feet; thence turn an angle to the right of $13^{\circ} 53' 06''$ and run in a Southeasterly direction for a distance of 185.50 feet; thence turn an angle to the right of $03^{\circ} 06' 00''$ and run in a Southeasterly direction for a distance of 201.40 feet; thence turn an angle to the right of $03^{\circ} 14' 59''$ and run in a Southeasterly direction for a distance of 894.19 feet to the Northwestern right of way line of Alabama Highway No. 119; thence turn an angle to the left of $93^{\circ} 41' 50''$ and run in a Northeasterly direction along said right of way for a distance of 218.07 feet; thence turn an angle to the left of $30^{\circ} 20' 28''$ and run in a Northeasterly direction for a distance of 115.40 feet; thence turn an angle to the right of $30^{\circ} 28' 26''$ and run in a Northeasterly direction for a distance of 159.41 feet to the point of beginning. From the point of beginning thus obtained, thence continue the course last described for a distance of 193.52 feet; thence turn an angle to the left of $90^{\circ} 00' 00''$ and run in a Northwesternly direction for a distance of 249.86 feet; thence turn an angle to the left of $90^{\circ} 00' 00''$ and run in a Southwesterly direction for a distance of 185.25 feet; thence turn an angle to the left of $88^{\circ} 06' 12''$ and run in a Southeasterly direction for a distance of 250.00 feet to the point of beginning.