

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
CBS BUILDING, LLC  
PO BOX 380234  
BIRMINGHAM, AL.  
35238

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of eighty-eight thousand Dollars (\$88,000), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Applegate Realty, Inc., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CBS Building, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1,2,3,5 and 6, according to the Survey of Twin Oaks, as recorded in Map Book 22 page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**(1) Taxes due in the year 2003 and thereafter; (2)Easements, restrictions, rights of way and transmission line permits of record (3) Mineral and mining rights not owned by the Grantor (4) Riparian rights if any (5) any portion of subject property located in road right of way, in Yellow Leaf Creek or in Grimes Branch.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, \_\_\_\_\_, has hereunto set its hand and seal, this the 23 day of October 2002.

Applegate Realty Inc.

By: Randall H. Goggans  
Randall H. Goggans

Its: President

STATE OF ALABAMA     )  
COUNTY OF Jefferson     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of Applegate Realty, Inc., a corporation, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 23 day of October, 2002.

[Signature]  
Notary Public  
My Commission Expires: 3.1.06