

Send Tax Notice To:  
Clayton-Bailey Real Estate, L.L.C.  
2109 Natalie Lane  
Birmingham, Alabama 35244

STATE OF ALABAMA                    )  
                                                  )  
SHELBY COUNTY                        )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) and other good and valuable consideration to the undersigned, **HANSON LEACH and wife, JEAN H. LEACH** (together hereinafter referred to as the "Grantors"), in hand paid by **CLAYTON-BAILEY REAL ESTATE, L.L.C.**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference and incorporation.

**TOGETHER WITH** all improvements located thereon and all privileges, easements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes, dues and assessments due in the year 2002, and all subsequent years.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 174, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

**The total purchase price recited above was paid by a mortgage loan closed simultaneously herewith.**


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

And said Grantors do for themselves, their heirs, administrators, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs,

administrators, executors, successors and assigns 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 Grantors have executed this Warranty Deed on this 31<sup>st</sup> day of October, 2002.

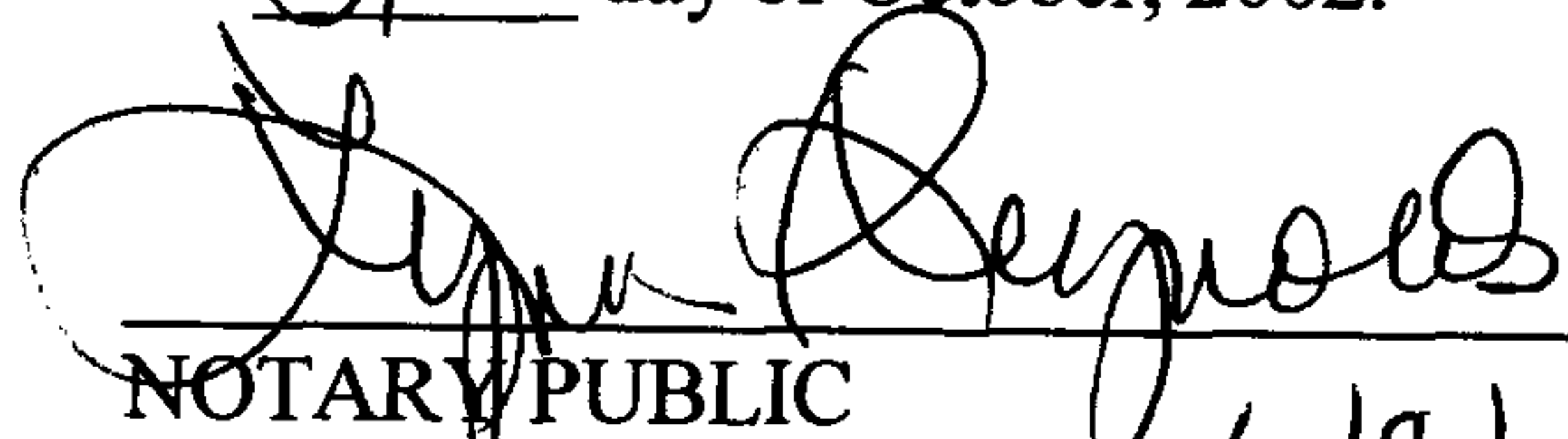
  
HANSON LEACH

  
JEAN H. LEACH

STATE OF ALABAMA                   )  
JEFFERSON COUNTY                )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Hanson Leach and wife, Jean H. Leach**, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31<sup>st</sup> day of October, 2002.

  
NOTARY PUBLIC  
My Commission Expires: 6/8/2006

[ AFFIX NOTARY SEAL ]

THIS INSTRUMENT PREPARED BY:  
Lynn Reynolds  
Berkowitz, Lefkovits, Isom & Kushner  
A Professional Corporation  
1600 SouthTrust Tower  
420 North 20<sup>th</sup> Street  
Birmingham, Alabama 35203

**Exhibit "A"**

Parcel I:

Part of Lots 42 and 43, Original Plan of Montevallo, fronting Main Street 90 feet, and running perpendicular to Main Street in a uniform width of 100 feet, more particularly described as follows: A lot situated in the Town of Montevallo, Alabama, more particularly described as follows: Commence at the Southernmost corner of the intersection of Broad Street and Shelby Street and go thence along the Southern boundary of Broad Street in a Southwesterly direction 60 feet to a point, which is the point of beginning; go thence perpendicular to Broad Street and in a Southeasterly direction 100 feet; go thence in a Southwesterly direction and parallel with Broad Street a distance of 90 feet; thence in a Northwesterly direction and perpendicular to Broad Street 100 feet to the Southerly boundary of said Broad Street; thence along the boundary of said Street in a Northeasterly direction a distance of 90 feet to the point of beginning.

Parcel II:

All of Lot 17, and the East 22 feet of Lot 16, Original Plan of Montevallo, fronting Main Street 97 feet and running perpendicular to and parallel with Shelby Street, 300 feet. There is excepted from this described parcel of land, the West one (1) foot of the South 96 feet deeded to the City of Montevallo for a party wall (Deed Book 134, Page 167).

Parcel III:

Part of Lots 15 and 16, Original Plan of Montevallo, fronting on the Southeast margin of Valley Street, beginning at a point of 97 feet Southwest of the intersection of the South line of Valley Street and the West line of Shelby Street; thence Southwest along Valley Street 77 feet; thence Southeast and parallel to Shelby Street 125 feet; thence Northeast and parallel with Valley Street 77 feet; thence Northwest and parallel with Shelby Street 125 feet to the point of beginning.

Parcel IV:

A part of the Northwest Halves of Lots 42 and 43, according to the official map of the Town of Montevallo, Alabama, more particularly described as follows: Begin at the most Northerly corner of said Lot 42, being the intersection of the Southeasterly right of way line of Main Street and the Southwesterly right of way line of Shelby Street; thence in a Southeasterly direction along said Shelby Street right of way line a distance of 70.0 feet; thence continue along last described course a distance of 39.0 feet; thence 90 degrees right in a Southwesterly direction a distance of 150.0 feet; thence 90 degrees right in a Northwesterly direction a distance of 9.0 feet; thence 90 degrees right in a Northeasterly direction a distance of 90.0 feet; thence 90 degrees left in a Northwesterly direction a distance of 100.0 feet; thence 90 degrees right in a Northeasterly direction a distance of 60.00 feet to the point of beginning.