

✓ This instrument was prepared by:
William S. Morris, Esq.
Burr & Forman LLP
420 North 20th Street
3100 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Gallal Mohamed
10952 Gallups Cross Roads
Harpersville, AL 35078

STATUTORY WARRANTY DEED

\$1,450,000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **AMERICAN FINE HOLDINGS, INC.**, an Alabama corporation, ("Grantor"), in hand paid by **RACHID M. RACHID**, an individual (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate situated in Shelby County, Alabama, being more particularly described in Exhibit A, attached hereto and incorporated by reference.

SUBJECT, HOWEVER, to (i) existing easements, agreements, restrictions, set-back lines, rights-of-way, and limitations, if any, of record; (ii) encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any other matters not of record, which would be disclosed by map or survey and inspection of the premises; (iii) mineral and mining rights not owned by Grantor; and (iv) real estate taxes due and payable for 2002.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns forever.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed by its duly authorized officer on this 30th day of August, 2002.

GRANTOR:

AMERICAN FINE HOLDINGS, INC, an Alabama corporation

By: Lewis M. Stewart, Jr.
Lewis M. Stewart, Jr., Its President

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lewis M. Stewart, Jr., whose name as President of American Fine Holdings, Inc., an Alabama corporation, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 26th day of September, 2002.

Mary White
NOTARY PUBLIC

(SEAL)

My Commission Expires: June 11, 2006

EXHIBIT A

PARCEL A:

Commence at the Southeast corner of Section 30, Township 19 South, Range 2 East; thence run North 00 degrees 00 minutes 25 seconds West along the East line of said Section for a distance of 1292.38 feet to the point of beginning; thence run North 00 degrees 00 minutes 25 seconds West along the East line of Section 30 for a distance of 53.40 feet; thence run South 88 degrees 51 minutes 11 seconds East along the South line of the Northwest one-quarter of the Southwest one-quarter of Section 29, Township 19 South, Range 2 East as located by existing iron pins for a distance of 286.61 feet to a point on the right of way of the Old Harpersville – Westover Road, said right of way being situated on a curve to the right, having a central angle of 16 degrees 04 minutes 12 seconds, a radius of 865.27 feet and a chord of 241.89 feet and a chord bearing of North 84 degrees 31 minutes 03 seconds East; thence run along the arc of said curve for a distance of 242.69 feet; thence run South 87 degrees 26 minutes 51 seconds East along the North right of way line of the Old Harpersville – Westover Road for a distance of 172.44 feet; thence run South 89 degrees 27 minutes 27 seconds East along the North right of way line of the Old Harpersville – Westover Road for a distance of 240.39 feet; thence run North 88 degrees 59 minutes 15 seconds East along the North right of way line of the Old Harpersville – Westover Road for a distance of 233.39 feet to the point of commencement of a curve to the left, said curve having a central angle of 79 degrees 56 minutes 59 seconds and a radius of 81.58 feet, said chord measured 104.82 feet with a chord bearing of North 49 degrees 00 minutes 45 seconds East; thence run along the arc of said curve and the Northwesterly right of way of the Old Harpersville Road for a distance of 113.84 feet to the end of said curve and the point of commencement of a curve to the left, said curve having a central angle of 8 degrees 58 minutes 38 seconds and radius of 1714.72 feet, said curve having a chord of 268.39 feet and a chord bearing of North 4 degrees 32 minutes 56 seconds East; thence run along the arc of said curve and the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 268.67 feet to the end of said curve; thence run North 00 degrees 05 minutes 32 seconds East along the West right of way line of the Old Harpersville – Westover Road for a distance of 553.46 feet; thence run South 89 degrees 32 minutes 38 seconds West along the right of way line of U. S. Highway No. 280 for a distance of 21.33 feet; thence run North 34 degrees 46 minutes 36 seconds West along the Southwesterly right of way line of U. S. Highway No. 280 for a distance of 101.14 feet; thence run North 74 degrees 41 minutes 21 seconds West along the South right of way line of U. S. Highway No. 280 for a distance of 453.25 feet to the point of commencement of a curve to the left said curve having a central angle of 2 degrees 21 minutes 58 seconds and a radius of 22,738.31 feet, a chord of 938.99 feet and a chord bearing of North 76 degrees 06 minutes 04 seconds West; thence run along the arc of said curve and the Southwesterly right of way line of U. S. Highway No. 280 for a distance of 939.06 feet; thence run North 66 degrees 04 minutes 55 seconds West along the Southwesterly right of way line of U. S. Highway No. 280 for a distance of 151.91 feet to the point of commencement of a curve to the left, said curve having a central

}

PARCEL A, (Continued):

angle of 2 degrees 41 minutes 08 seconds, a radius of 22,768.31 feet, a chord of 1067.10 feet and a chord bearing of North 79 degrees 00 minutes 07 seconds West; thence run along the arc of said curve and the Southwesterly right of way line of U. S. Highway No. 280 for a distance of 1067.20 feet; thence run South 00 degrees 08 minutes 44 seconds East along the West line of the East one-half of the East one-half of Section 30, Township 19 South, Range 2 East for a distance of 2240.01 feet; thence run South 86 degrees 49 minutes 26 seconds East along the North right of way line of the Old Harpersville – Westover Road for a distance of 551.52 feet to the point of commencement of a curve to the left, said curve having a central angle of 13 degrees 33 minutes and a radius of 975.00 feet; said chord measures 230.04 feet and chord bearing of North 86 degrees 24 minutes 04 seconds East; thence run along the arc of said curve and the Northerly right of way line of the Old Harpersville – Westover Road for a distance of 230.58 feet to the end of said curve; thence run North 79 degrees 37 minutes 34 seconds East for a distance of 209.92 feet to the point of commencement of a curve to the left, said curve having a central angle of 39 degrees 37 minutes 30 seconds and a radius of 155.00 feet, said chord measures 105.07 feet with a chord bearing of North 59 degrees 48 minutes 49 seconds East; thence run along the arc of said curve and the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 107.20 feet to the end of said curve; thence run North 40 degrees 00 minutes 04 seconds East along the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 118.60 feet to the point of commencement of a curve to the left, said curve having a central angle of 11 degrees 30 minutes 28 seconds and a radius of 865.00 feet, said chord measures 173.44 feet and a chord bearing of North 34 degrees 14 minutes 50 seconds East; thence run along the arc of said curve and the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 173.74 feet to the end of said curve; thence run North 28 degrees 29 minutes 35 seconds East along the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 29.47 feet to the point of commencement of a curve to the left, said curve having a central angle of 25 degrees 50 minutes 45 seconds and a radius of 215.41 feet, said chord measure 96.35 feet with a chord bearing of North 15 degrees 34 minutes 13 seconds East; thence run along the arc of said curve and the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 97.17 feet to the end of said curve; thence run North 2 degrees 38 minutes 50 seconds East along the Westerly right of way line of the Old Harpersville – Westover Road for a distance of 77.58 feet to the point of commencement of a curve to the right, said curve having a central angle of 42 degrees 45 minutes 12 seconds and a radius of 130.73 feet, said chord measures 95.30 feet with a chord bearing of North 24 degrees 01 minutes 26 seconds East; thence run along the arc of said curve and the Northwesterly right of way line of the Old Harpersville – Westover Road for a distance of 97.55 feet to the end of said curve and the point of beginning.

PARCEL B:

Begin at the Southeast corner of Section 18, Township 19 South, Range 2 East; thence run North 00 degrees 46 minutes 14 seconds West along the East line of said Section for a distance of 2649.60 feet to the Northeast corner of the Northeast one-quarter of the Southeast one-quarter of said Section 18; thence run North 89 degrees 59 minutes 11 seconds West along the North line of said quarter –quarter section for a distance of 1299.22 feet to the Northwest corner of said quarter –quarter; thence run South 1 degree 06 minutes 21 seconds East along the West line of said quarter –quarter for a distance of 1330.62 feet to the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of said Section 18; thence run South 1 degree 05 minutes 04 seconds East along the West line of said quarter –quarter for a distance of 1328.69 feet to the Southwest corner of said quarter –quarter Section; thence run South 2 degrees 10 minutes 47 seconds East along the West line of the East one-half of the East one-half of Section 19, Township 19 South, Range 2 East for a distance of 5306.04 feet to the Southwest corner of the Southeast one-quarter of the Southeast one-quarter of said Section 19; thence run South 00 degrees 08 minutes 44 seconds East along the West line of the East one-half of the East one-half of Section 30, Township 19 South, Range 2 East for a distance of 1946.73 feet to a point on the right of way of U. S. Highway No. 280; thence run South 68 degrees 13 minutes 05 seconds East along the Northeasterly right of way of U. S. Highway No. 280 for a distance of 410.88 feet to the point of commencement of a curve to the right, said curve having a central angle of 3 degrees 26 minutes 15 seconds and a radius of 23,068.31 feet, a chord of 1383.75 feet with a chord bearing of South 77 degrees 47 minutes 35 seconds East; thence run along the arc of said curve and the Northeasterly right of way line of U. S. Highway No. 280 for a distance of 1383.96 feet; thence run North 00 degrees 00 minutes 25 seconds West parallel with the West line of Section 29, Township 19 South, Range 2 East for a distance of 1076.90 feet; thence run North 89 degrees 52 minutes 38 seconds West along the North line of the Southwest one-quarter of the Northwest one-quarter of said Section 29 for a distance of 393.80 feet; thence run North 00 degrees 00 minutes 25 seconds West along the West line of said Section 29 for a distance of 1320.88 feet to the Southwest corner of Section 20, Township 19 South, Range 2 East; thence run North 89 degrees 30 minutes 23 seconds East along the South line of said Section 20 for a distance of 822.86 feet; thence run North 1 degree 51 minutes 12 seconds East for a distance of 487.10 feet; thence run South 89 degrees 25 minutes 23 seconds East for a distance of 426.98 feet to a point on the Westerly right of way line of Shelby County Highway 62; thence run along the arc of a curve to the right (said curve having a central angle of 3 degrees 58 minutes 20 seconds, a radius of 5769.58 feet, a chord of 399.92 feet and a chord bearing of North 8 degrees 06 minutes 42 seconds East) and the Northwestern right of way line of said Highway 62 for a distance of 399.98 feet to the end of said curve; thence run North 10 degrees 05 minutes 52 seconds East

PARCEL B, (Continued):

along the Northwestern right of way line of Shelby County Highway No. 62 for a distance of 258.90 feet to the point of commencement of a curve to the right, said curve having a central angle of 12 degrees 38 minutes 31 seconds, a radius of 1081.74 feet, a chord of 238.20 feet and a chord bearing of North 16 degrees 25 minutes 07 seconds East; thence run along the arc of said curve and the Northwestern right of way line of Shelby County Highway No. 62 for a distance of 238.68 feet to the end of said curve; thence run North 88 degrees 18 minutes 00 seconds West for a distance of 217.42 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 20, Township 19 South, Range 2 East; thence run North 2 degrees 16 minutes 22 seconds West along the East line of the Northwest one-quarter of the Southwest one-quarter of said Section 20 for a distance of 779.47 feet; thence run South 48 degrees 15 minutes 34 seconds East for a distance of 148.06 feet; thence run South 60 degrees 15 minutes 52 seconds East for a distance of 115.19 feet; thence run North 82 degrees 30 minutes 54 seconds East for a distance of 172.35 feet; thence run North 89 degrees 02 minutes 56 seconds East for a distance of 684.66 feet; thence run South 19 degrees 30 minutes 40 seconds East for a distance of 14.92 feet to a point on the Northwestern right of way line of Shelby County Highway No. 62, said right of way being situated on a curve to the right, having a central angle of 3 degrees 04 minutes 41 seconds, a radius of 1081.74 feet, a chord of 58.11 feet and a chord bearing of North 82 degrees 13 minutes 52 seconds East; thence run along the arc of said curve and said right of way line for a distance of 58.11 feet; thence run North 19 degrees 30 minutes 40 seconds West for a distance of 7.67 feet; thence run North 2 degrees 19 minutes 40 seconds West for a distance of 60.00 feet; thence run South 89 degrees 01 minutes 20 seconds West for a distance of 743.98 feet; thence run North 2 degrees 19 minutes 40 seconds West for a distance of 620.38 feet to a point on the North line of the Northeast one-quarter of the Southwest one-quarter of said Section 20; thence run North 2 degrees 15 minutes 40 seconds West for a distance of 418.23 feet; thence run South 88 degrees 29 minutes 53 seconds West for a distance of 375.40 feet; thence run North 2 degrees 12 minutes 43 seconds West along the East line of the West one-half of the West one-half of said Section 20 for a distance of 1213.07 feet; thence run North 26 degrees 55 minutes 43 seconds East for a distance of 1124.67 feet; thence run South 89 degrees 38 minutes 08 seconds West along the North line of the Northeast one-quarter of the Northwest one-quarter of said Section 20 for a distance of 549.12 feet to the Northeast corner of the Northwest one-quarter of the Northwest one-quarter of Section 20, Township 19 South, Range 2 East; thence run South 89 degrees 19 minutes 59 seconds West along the North line of said quarter -quarter for a distance of 1325.29 feet to the Northwest corner of said Section 20 and the point of beginning.

LESS AND EXCEPT:

The following described real estate situated in the South 1/2 of the Southwest 1/4 of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 20, thence run North 89 degrees 30 minutes 23 seconds East along the South line of said Section 20 for a distance of 822.86 feet to a point; thence run North 1 degree 51 minutes 12 seconds East for a distance of 487.10 feet to an open-top iron found at the point of beginning; thence run South 89 degrees 25 minutes 23 seconds East for a distance of 426.98 feet to an iron pin set on the West right of way line of Shelby County Highway No. 62, said iron pin set being on a curve to the right having a central angle of 3 degrees 58 minutes 19 seconds, a radius of 5769.58 feet, and a radial bearing in of South 83 degrees 52 minutes 28 seconds East; then run in a Northeasterly direction along the arc of said curve and also along said West right of way line for a distance of 399.98 feet to an iron pin set; thence run North 10 degrees 05 minutes 52 seconds East along said West right of way line for a distance of 161.27 feet to an iron pin set on the Southwest line of a 30 foot wide access and utility easement; thence run North 79 degrees 17 minutes 39 seconds West along said Southwest line for a distance of 499.54 feet to an iron pin set on the Southwest line of a tank lot; thence run South 1 degree 51 minutes 12 seconds West for a distance of 643.51 feet to the point of beginning.

ALSO LESS AND EXCEPT:

Commence at the Southwest corner of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama; thence run North 89 degrees 30 minutes 23 seconds East, 823.0 feet to a point; thence run North 01 degrees 51 minutes 04 seconds East, 487.06 feet to a point; thence run North 04 degrees 40 minutes 46 seconds East, 639.37 feet to the point of beginning (Point "A" for future reference); thence run the following 4 courses and distances, each marked with an iron pin; 1) North 79 degrees 17 minutes 52 seconds West, 100 feet; 2) North 10 degrees 42 minutes 08 seconds East, 100.0 feet; 3) South 79 degrees 17 minutes 52 seconds East, 100.0 feet; 4) South 10 degrees 42 minutes 08 seconds West, 100.0 feet to the point of beginning.

All situated in Shelby County, Alabama.