

Send tax notice to:  
Bartholme Properties, L.L.C.  
30 Monroe Drive  
Pelham, AL 35124

*This instrument prepared by:*  
*J. Keith Windle*  
*Bradley Arant Rose & White LLP*  
*One Federal Place*  
*1819 Fifth Avenue North*  
*Birmingham, Alabama 35203*

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Four Hundred Sixty Thousand and No/100 Dollars (\$460,000.00) in hand paid to **H. MONROE PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantor"), by **BARTHOLME PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2C, according to a Resurvey of Lot 2-A of Monroe's Industrial Park - 2nd Addition, being a resurvey of Lots 1 and 2, Monroe's Addition to McCain Industrial Park and acreage, as recorded in Map Book 30, page 19, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever; subject, however, to (i) ad valorem taxes for the year 2003 and subsequent years, not yet due and payable; (ii) all easements, restrictions, right-of-way, covenants and other matters of record; and (iii) any matters which would be shown by an accurate survey or inspection of the premises.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

