

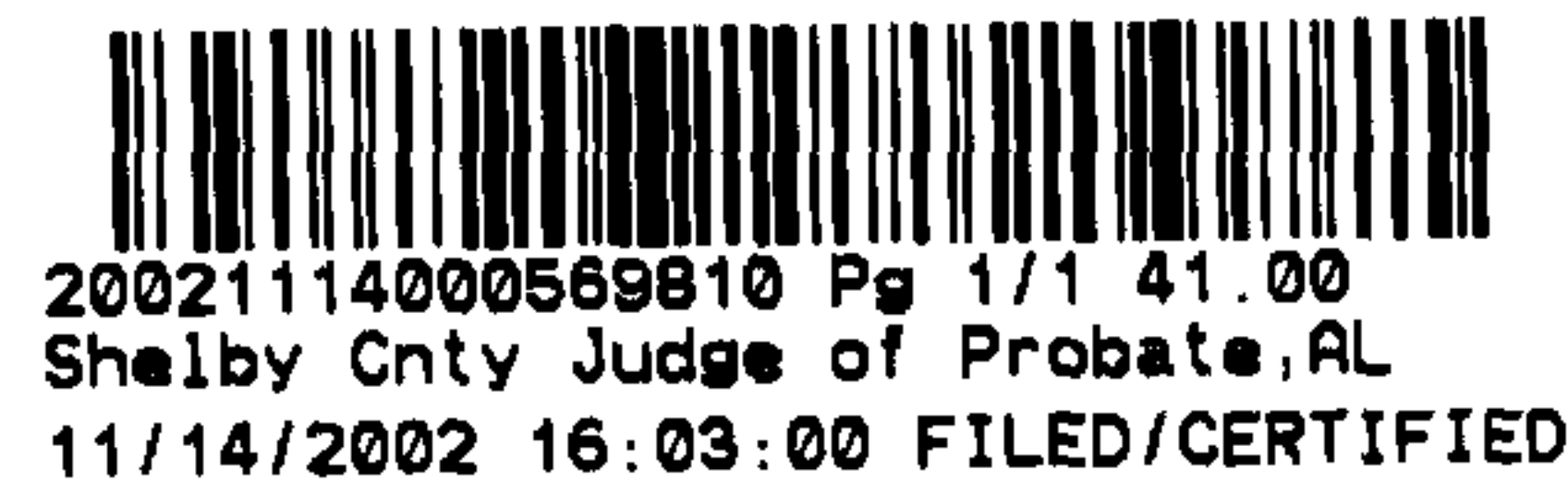
This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Speedtrac, Inc.
(Address) 5505 Neathrow Drive
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of **THREE HUNDRED THOUSAND DOLLARS AND 00/100 (\$300,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James M. Lee d/b/a Ozan Investments**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Speedtrac, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A tract of land situated in the NE ¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW ¼ of the NE ¼ of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said ¼ - ¼, thence turn an angle to the right of 60 deg. 37 min. 12 sec. and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a Point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec. a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East. Being situated in Shelby County, Alabama.

SUBJECT TO:

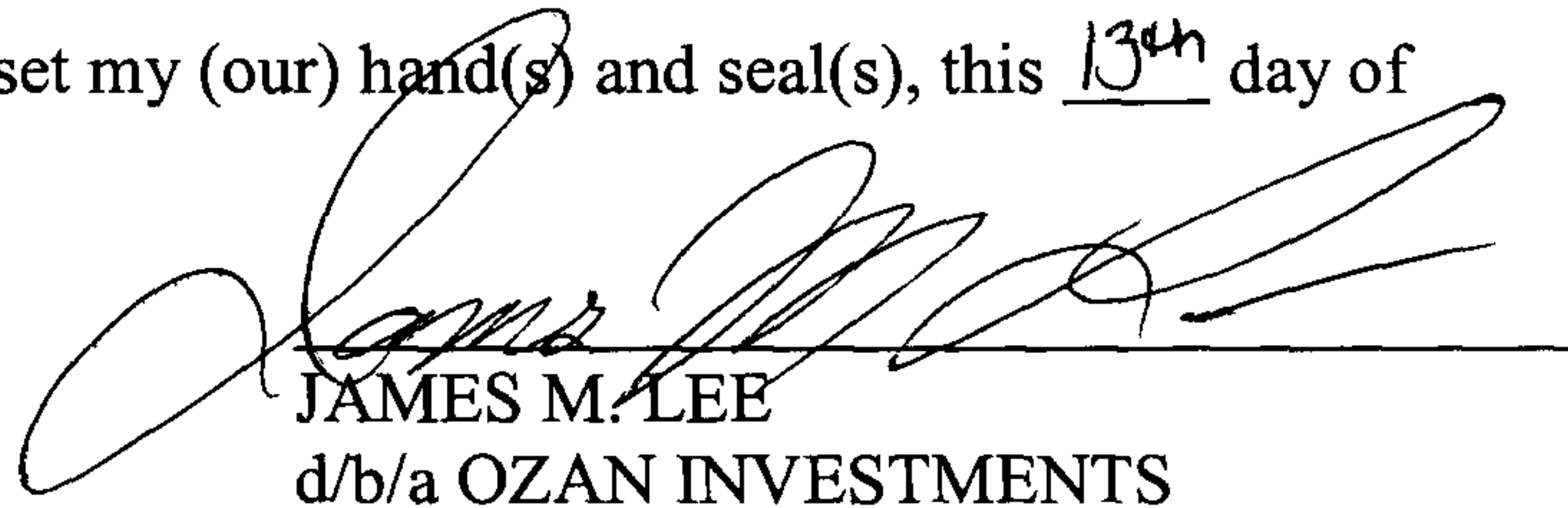
- **Taxes for 2003 and subsequent years. 2003 ad valorem taxes are a lien but not due and payable until October 1, 2003.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 80, Page 229; and Deed Book 149, Page 399, in Probate Office.**
- **Right of way to Shelby County as recorded in Deed Book 107, Page 396, in Probate Office.**
- **Reservation of easement as shown in deed recorded in Instrument #1997-29586, in Probate Office.**

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF JAMES M. LEE D/B/A OZAN INVESTMENTS, IN THE SUM OF \$270,000.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

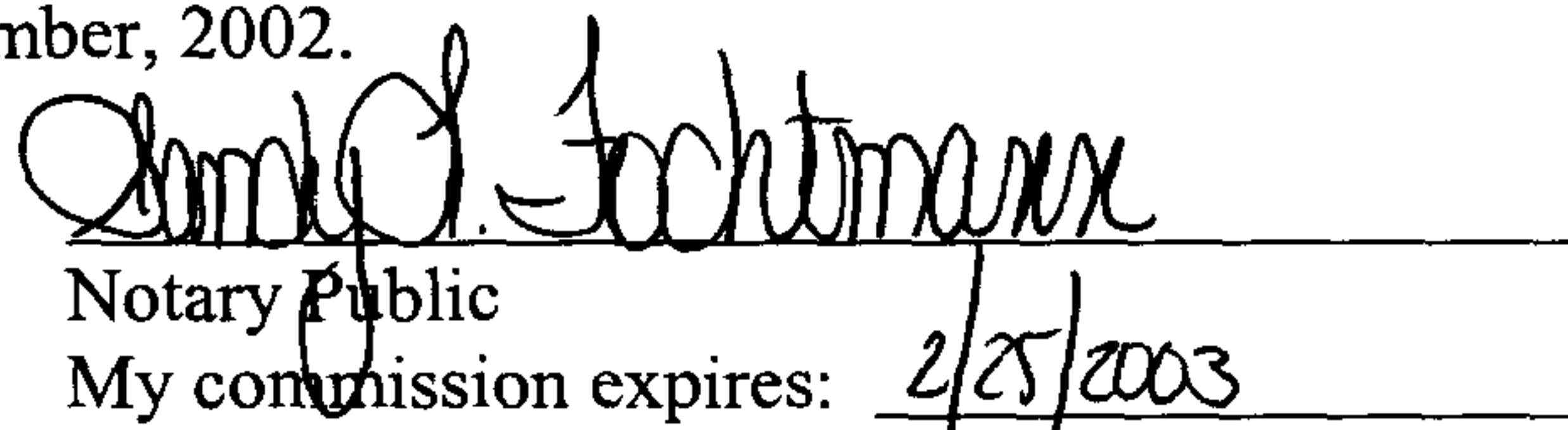
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 13th day of November, 2002.


JAMES M. LEE
d/b/a OZAN INVESTMENTS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James M. Lee d/b/a Ozan Investments**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2002.


Notary Public
My commission expires: 2/25/2003