

SEND TAX NOTICE TO:
Ed Gray, LLC
106-A David Green Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Twenty Five Thousand and No/100 Dollars (\$425,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Barbara Ann Foster, individually and as personal representative of the Estate of Andrew J. McGuire, James Roberts McGuire, individually and as personal representative of the Estate of Andrew J. McGuire, and Jack Arlen McGuire, individually and as personal representative of the Estate of Andrew J. McGuire (herein jointly, severally and collectively referred to as Grantor), does grant, bargain, sell and convey unto Ed Gray, LLC (herein referred to as Grantee), the real estate described on Exhibit "A" attached hereto and incorporated herewith by this reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to:

- 1) Taxes and assessments for 2003 and subsequent years not yet due and payable;
- 2) Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under subject property that are not owned by Grantor;
- 3) Easements as shown by recorded plat, including a transmission line permit to Alabama Power Company on west side as shown by map Book 12 page 24;
- 4) Restrictions, covenants and conditions as set out in instrument(s) recorded in real 192 page 886 in the Probate Office;

- 5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 167 page 117 and Deed Book 194 page 58 and Deed Book 101 page 500 and Deed Book 101 page 569 and Deed book 251 page 514 in the Probate Office;
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127 page 140 and Deed Book 111 page 625 and Deed Book 255 page 188 and Inst. No. 1997-4752 in the Probate Office;
- 7) Restrictions, limitations and conditions as set out in Map Book 12 page 24 in the Probate Office;
- 8) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 500 and Deed Book 111 page 153 and Deed Book 129 page 38 and Deed Book 101 page 569 and Deed Book 251 page 514 in the Probate Office; and
- 9) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 and Deed Book 127 page 140 and Deed Book 111 page 625 and Deed Book 255 page 188 and Inst. No. 1997-4751 in the Probate Office.

[\$250,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.]

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

And Grantor does for themselves and for their successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that they will and their heirs, personal representatives, 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, we have hereunto set our hands and seals this the 17th day of December, 2002.

[Signatures and acknowledgments on following pages]

**SIGNATURE PAGE
TO
WARRANTY DEED
FROM ESTATE OF ANDREW J. McGUIRE
TO
ED GRAY, LLC**

ESTATE OF ANDREW J. McGUIRE

By: *Barbara Ann Foster*

Barbara Ann Foster

Its Personal Representative

Barbara Ann Foster
Barbara Ann Foster

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barbara Ann Foster, whose name as Personal Representative of the Estate of Andrew J. McGuire, 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 said conveyance, she, as such personal representatives and with full authority, executed the same voluntarily for and on behalf of said estate.

Given under my hand and official seal this 17 day of December, 2002.

[SEAL]

Ken S. John
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barbara Ann Foster, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of December, 2002.

[SEAL]

Ken S. John
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

**SIGNATURE PAGE
TO
WARRANTY DEED
FROM ESTATE OF ANDREW J. McGUIRE
TO
ED GRAY, LLC**

ESTATE OF ANDREW J. McGUIRE

By: 
James Roberts McGuire
Its Personal Representative


James Roberts McGuire

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Roberts McGuire, whose name as Personal Representative of the Estate of Andrew J. McGuire 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 said conveyance, he, as such personal representatives and with full authority, executed the same voluntarily for and on behalf of said estate.

Given under my hand and official seal this 17 day of December, 2002.

[SEAL]


NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Roberts McGuire, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

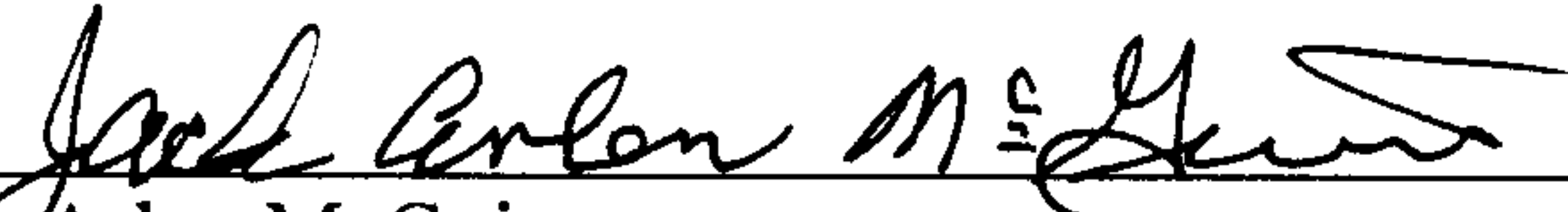
Given under my hand and official seal this 17 day of December, 2002.

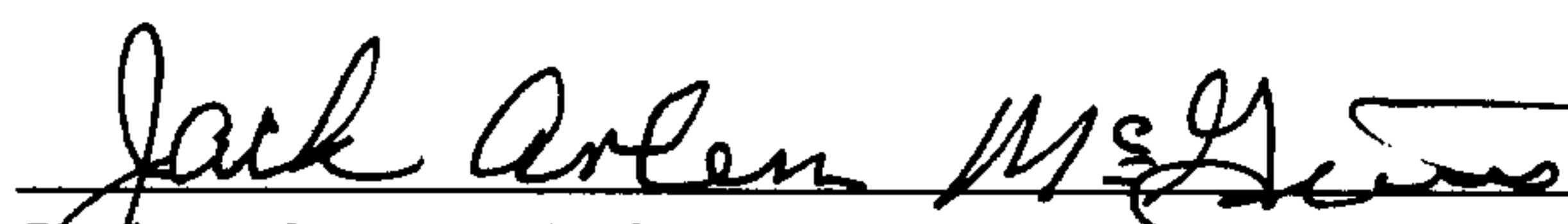
[SEAL]


NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

**SIGNATURE PAGE
TO
WARRANTY DEED
FROM ESTATE OF ANDREW J. McGUIRE
TO
ED GRAY, LLC**

ESTATE OF ANDREW J. McGUIRE

By: 
Jack Arlen McGuire
Its Personal Representative

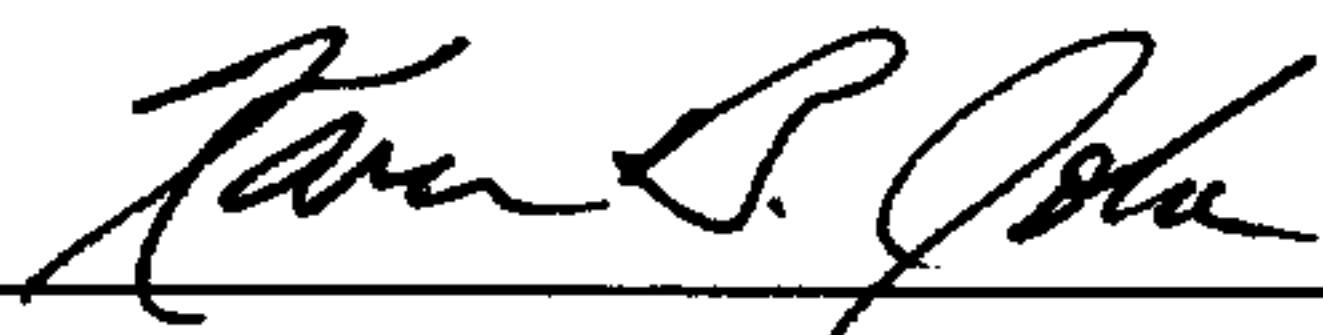

Jack Arlen McGuire

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack Arlen McGuire, whose name as Personal Representative of the Estate of Andrew J. McGuire 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 said conveyance, he, as such personal representatives and with full authority, executed the same voluntarily for and on behalf of said estate.

Given under my hand and official seal this 17 day of December, 2002.

[SEAL]


NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack Arlen McGuire, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of December, 2002.

[SEAL]


NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/2006

THIS INSTRUMENT PREPARED BY:
Karen B. Johns, Esq.
Miller, Hamilton, Snider & Odom, L.L.C.
2501 20th Place South, Suite 450
Birmingham, Alabama 35223
(205) 870-8680

EXHIBIT "A"

TO

**WARRANTY DEED
SELLERS/OWNERS AFFIDAVIT AND INDEMNITY**

Parcel I

Lot 1, of Riverchase Trade Center as recorded in Map Book 12 page 24 in the Office of the Judge of Probate in Shelby County, Alabama.

Parcel II

A parcel of land in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West and being more particularly described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of above said Section, Township and Range; thence North 00 deg. 00 min. 00 sec. West along the said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 146.92 feet to the point of beginning, said point lying on the Southwest right of way line of Shelby County Highway # 275 (variable Right of Way); thence continue along the last described course and leaving said Right of Way, a distance of 303.08 feet (Measured) 450.00 feet (Deed); thence South 67 deg. 22 min. 40 sec. East, a distance of 504.92 feet (Measured) 555.00 feet (Deed); thence South 61 deg. 14 min. 31 sec. West a distance of 438.59 feet (measured) 555.00 feet (Deed) to a point on the Southeasterly Right of Way line of above said Shelby County Highway #275; thence North 34 deg. 13 min. 20 sec. West and along said Right of Way, a distance of 112.59 feet; thence South 55 deg. 46 min. 40 sec. West and along said Right of Way, a distance of 10.00 feet; thence North 34 deg. 13 min. 20 sec. West and along said Right of Way a distance of 17.75 feet to the point of beginning.

Both parcels are situated in Shelby County, Alabama.