



SEND TAX NOTICE TO:
 Oak Mountain Business Park, LLC
 c/o Larry Clayton
 P.O. Box 602
 Helena, Alabama 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 17th day of December, 2002, by **THOMAS L. ELLISON** and wife, **WANDA L. ELLISON** (hereinafter collectively referred to as the "Grantor"), to **OAK MOUNTAIN BUSINESS PARK, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee that certain real estate located in Shelby County, Alabama as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

1. General and special taxes or assessments for 2003 and subsequent years not yet due and payable;
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126 page 299 in the Office of the Judge of Probate of Shelby County, Alabama;
3. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 180 page 584 in said Probate Office;
4. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 334 page 205 in said Probate Office;
5. Easement(s) to Randall H. Goggans as shown by instrument recorded in Inst. No. 1999-16171 in said Probate Office;
6. Mineral and mining rights to Amoco Production as set out in Deed 336 page 430 and amended in Misc. Book 15 page 373 in said Probate Office;

7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on, and under the Property; and
8. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, restrictions, set-back lines, and other matters of record in the Office of the Judge of Probate of Shelby County, Alabama, and any matter which would be disclosed by a true and accurate survey of the Property conveyed herein;

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

The said Grantor does for themselves, their heirs, representatives, executors and assigns, covenant with said Grantee, its successors and assigns, that they, and their heirs, representatives, executors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the date first above written.

GRANTOR:


THOMAS L. ELLISON


WANDA L. ELLISON

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that **THOMAS L. ELLISON**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of December, 2002.

[NOTARIAL SEAL]



Notary Public
My Commission Expires: 8/13/05

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that **WANDA L. ELLISON**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of December, 2002.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: 8/13/05

THIS INSTRUMENT PREPARED BY:
Adam J. Sigman
Berkowitz, Lefkowitz, Isom & Kushner, P.C.
420 North 20th Street
SouthTrust Tower, Suite 1600
Birmingham, Alabama 35203-5202

EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land situated in the SE ¼ of the SW ¼ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

TRACT 2

Commence at the SW Corner of the SE ¼ of the SW ¼ of Section 19, Township 20 South, Range 2 West; thence S 89°34'06" E, a distance of 74.65 feet to the Point of Beginning; thence N 00°33'35" E, a distance of 928.31 feet; thence S 80°40'50" E, a distance of 36.20 feet; thence S 01°11'00" W, a distance of 922.80 feet; thence N 89°34'06" W, a distance of 25.73 feet to the Point of Beginning.

JS
W L E 12/17/02