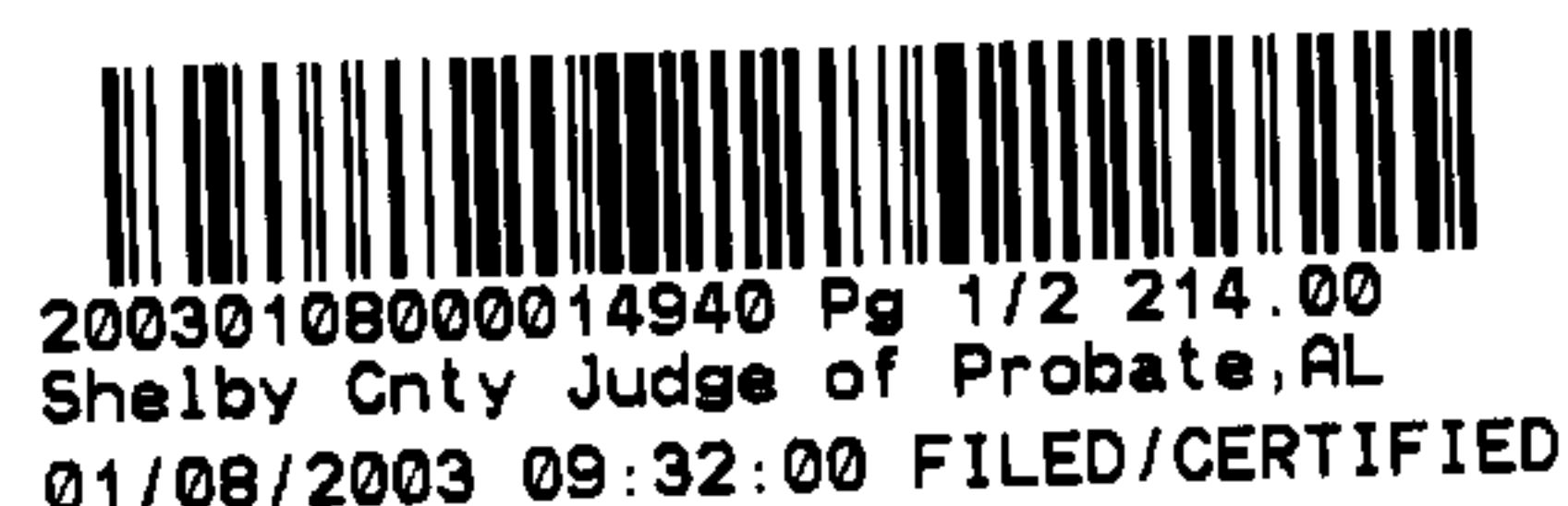


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
FRANK SCHILLECI
% WHITE & CO.
3565 LYNNA MOBILE DR.
B'ham, AL. 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Wayne H. Lowery, Sr. and wife, Mary Lowery herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Frank S. Schilleci, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

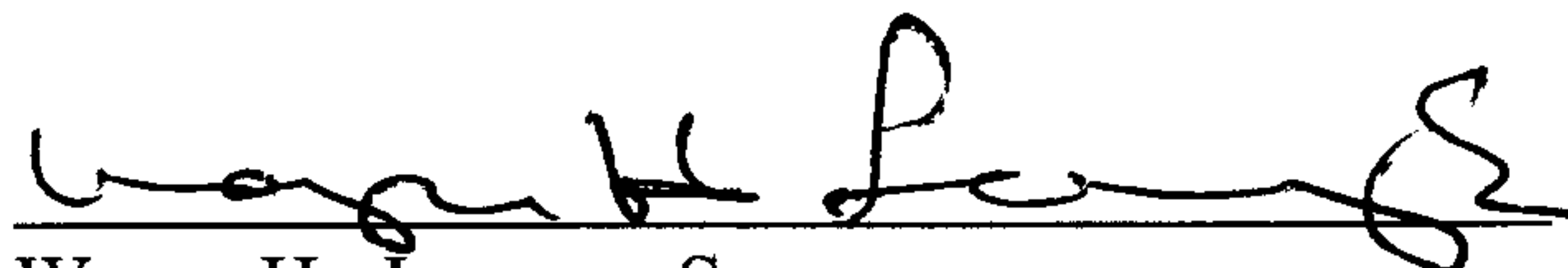
As described on Exhibit A attached hereto and incorporated by reference herein.


SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3); Mineral and mining rights not owned by the Grantor.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 23rd day of December, 2002.


Wayne H. Lowery, Sr.


Mary Lowery

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne H. Lowery, Sr. and wife, Mary Lowery, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of December, 2002.


Notary Public
My Commission Expires: 3.1.06

Parcel A:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction, along the South line of said 1/4-1/4 Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4-1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction a distance of 307.00 feet, plus or minus, to a point on the Easterly right of way line of Highway 31, this being the point of beginning; thence in a Southwesterly direction, along said right of way, a distance of 78.64 feet to the beginning of a curve to the left, said curve having a radius of 2240.86 feet; thence along arc of said curve, in a Southwesterly direction, a distance of 71.82 feet to a point; thence South 81 degrees 09 minutes 02 seconds East a distance of 175.00 feet; thence North 08 degrees 50 minutes 58 seconds East a distance of 165.44 feet to a point along the South right of way of Court Place; thence turn left along said right of way in a Westerly direction a distance of 136.23 feet, plus or minus, to the point of beginning.

Parcel B:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction, along the South line of said 1/4-1/4 Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4-1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet to the point of beginning; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction, a distance of 120.00 feet, plus or minus, to a point; thence South 8 degrees 50 minutes 58 seconds West a distance of 174.22 feet; thence South 81 degrees 09 minutes 02 seconds East a distance of 115.22 feet to the point of beginning.

SCHEDULE A, PAGE 2, COMMITMENT NO. S-02-10702

EXHIBIT 'A'
LOWERY TO SCHILLER