


Send Tax Notice To:

MCS, L.L.C.
1424 Dunnavant Valley Road
Birmingham, Alabama 35242

This instrument was prepared by:
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Birmingham, Alabama 35209
(205) 879-5959


20030121000039840 Pg 1/3 795.00
Shelby Cnty Judge of Probate, AL
01/21/2003 14:37:00 FILED/CERTIFIED

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Hundred Seventy Five Thousand and No/100 Dollars (\$775,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **AJA ENTERPRISES, INC.** (herein collectively referred to as Grantor) does grant, bargain, sell and convey unto **MCS, L.L.C.**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A"

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.


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

And the undersigned does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that the undersigned will and its 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, the undersigned has hereto set its hand and seal this 17th day of January, 2003.

GRANTOR:

AJA ENTERPRISES, INC., an Alabama Corporation

By:  [SEAL]
Andrew J. Allison, III
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County and State, hereby certify that Andrew J. Allison, III, as President of AJA Enterprises, Inc., an Alabama Corporation, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he as such authorized officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 17th day of January, 2003.

[NOTARIAL SEAL]

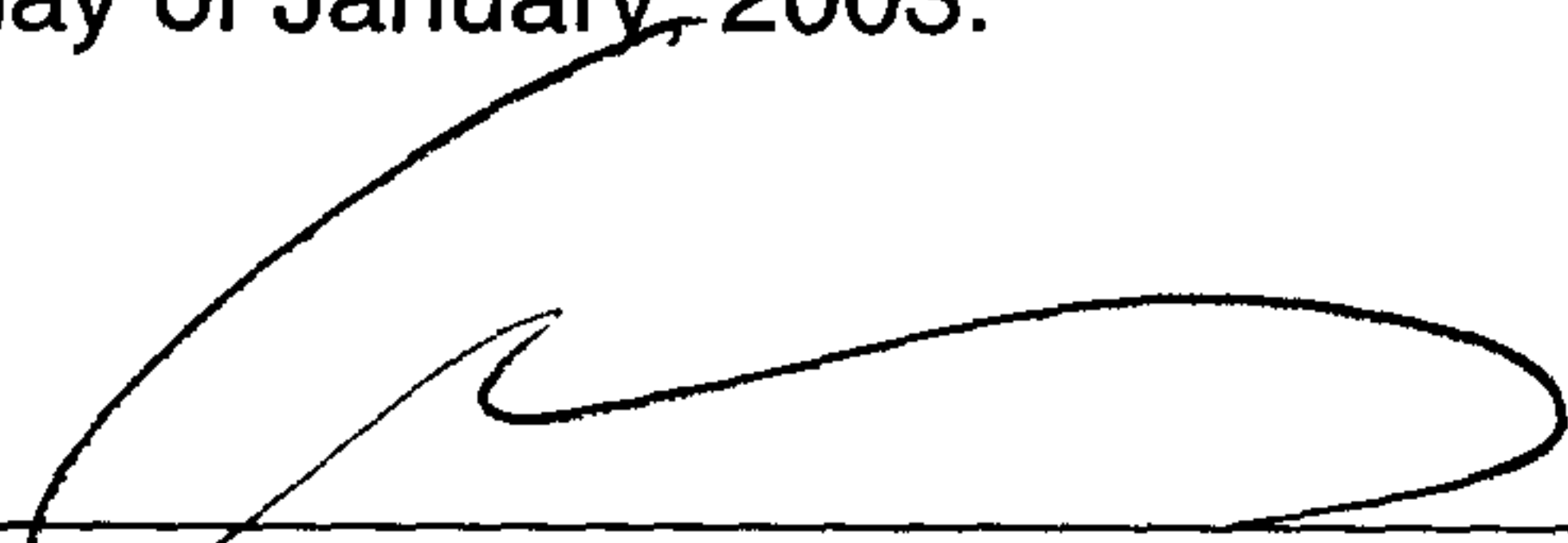

NOTARY PUBLIC - Claude M. Moncus
My Commission Expires: 12/28/03

EXHIBIT "A"

The following is a description of a tract of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, and run in a Westerly direction along the South said $\frac{1}{4}$ - $\frac{1}{4}$ section line 374.41 feet to the West right of way line of U. S. Highway 31 which is the point of beginning; thence continue along said course 113.30 feet to the East right of way line of L & N Railroad; thence 96 degrees 42 minutes 35 seconds right 209.00 feet along said L & N Railroad right of way line; thence 83 degrees 17 minutes 25 seconds right 108.17 feet to the West right of way line of U. S. Highway 31; thence 95 degrees 05 minutes 25 seconds right and continue on said right of way 48.34 feet to curve to the right, said curve having a central angle of 00 degrees 34 minutes 10 seconds with a radius of 16,102.5 feet; thence continue on said curve 160.04 feet to the point of beginning.

Situated in Shelby County, Alabama.

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