

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P. O. Box 587
Columbiana, Alabama 35051

SEND TAX NOTICE TO:
Moiz Fouladbakhsh
2057 Valleydale Road, Suite 200
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Six Thousand and No/100 Dollars (\$406,000.00) and other good and valuable consideration paid to the undersigned grantors, James Roland Pugh and wife, Marline M. Pugh (referred to herein as "Grantors"), in hand paid by Moiz Fouladbakhsh (referred to herein as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF PROPERTY CONVEYED HEREBY (the "Property")

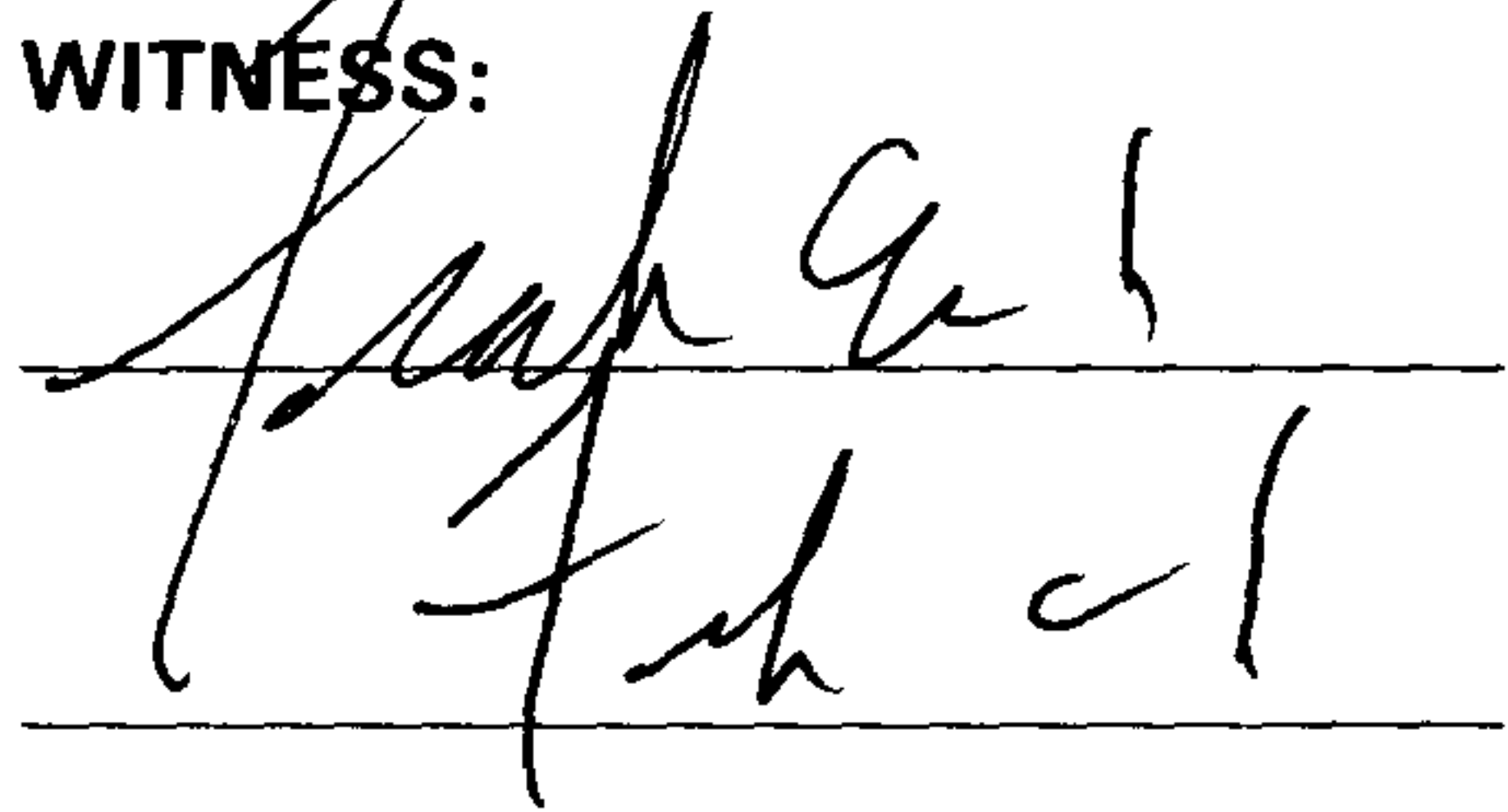
SUBJECT TO: (1) Taxes becoming due or assessed on or after October 1, 2003, and thereafter; (2) Easements, or claims of easements, shown by the public records; (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; (4) Encroachment(s) of fence(s) onto and/or off of the land as shown on the Survey of Jon P. Strength dated January 29, 2003.

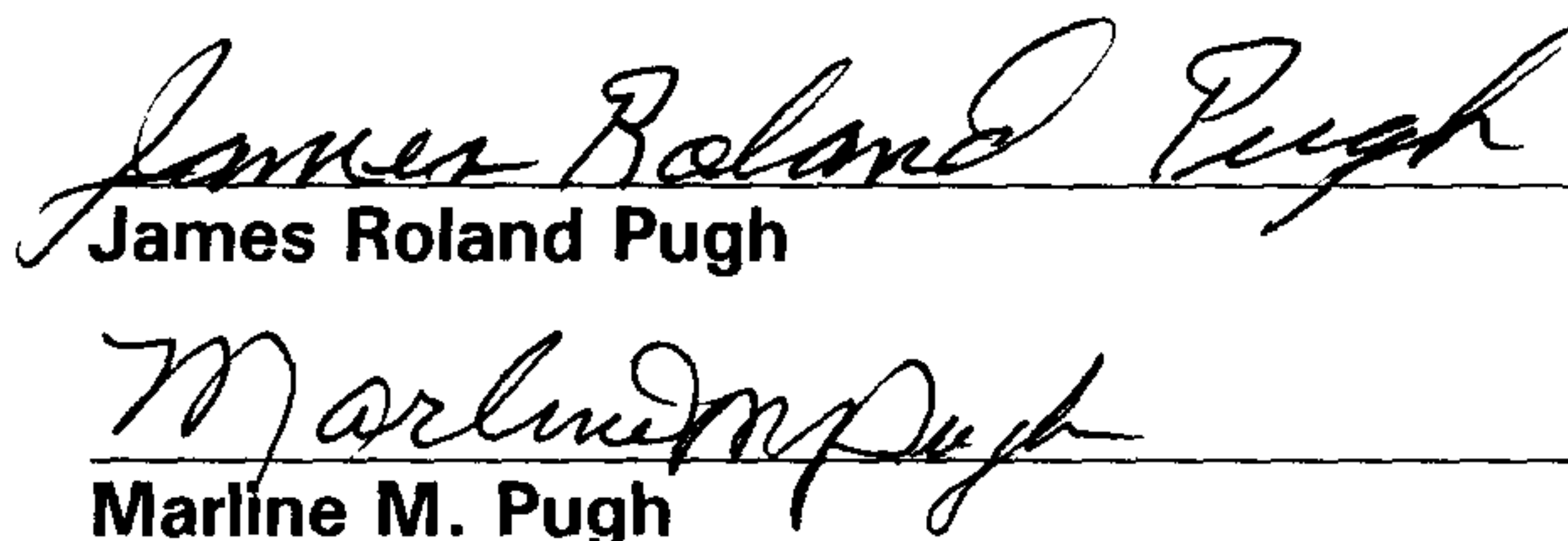
TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

20 day of February, 2003.

WITNESS:


James Roland Pugh


Marline M. Pugh

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Roland Pugh and wife, Marline M. Pugh, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of February, 2003.


Notary Public

My Commission Expires: 9-9-05

EXHIBIT "A"

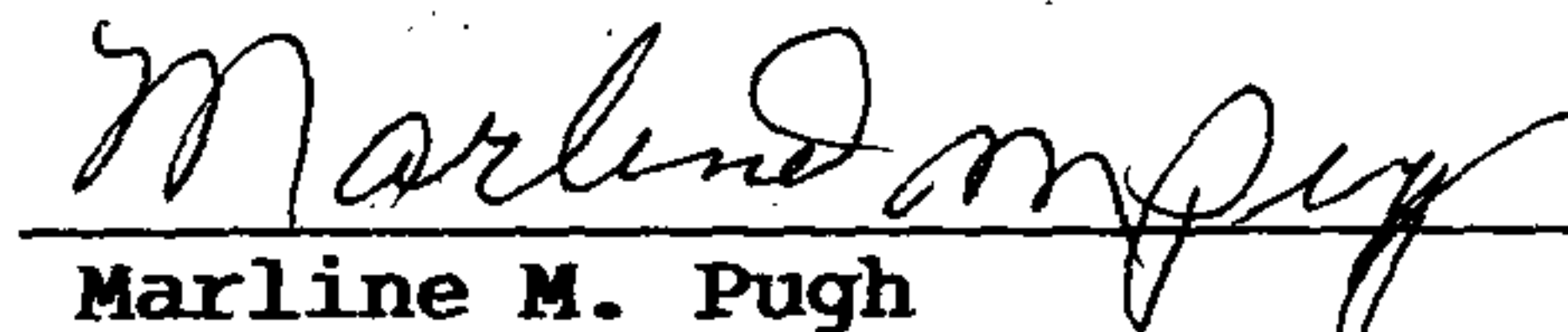
PARCEL "A"

A PARCEL OF LAND AS SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 280 (300' RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 39 (RIGHT OF WAY VARIES); THENCE RUN SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 280, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11309.16 FEET, FOR AN ARC LENGTH OF 281.47 FEET (DELTA = 01 DEGREES 25 MINUTES 33 SECONDS, CHORD LENGTH = 281.47 FEET) TO THE POINT OF BEGINNING; THENCE FROM THE CHORD OF SAID CURVE TURN AN INTERIOR ANGLE TO THE RIGHT OF 97 DEGREES 02 MINUTES 58 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 187.42 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 169 DEGREES 36 MINUTES 00 SECONDS AND RUN SOUTHWESTERLY FOR A DISTANCE OF 211.15 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 195 DEGREES 35 MINUTES 59 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 208.67 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 87 DEGREES 34 MINUTES 00 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 280.77 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 87 DEGREES 57 MINUTES 40 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 570.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 (300' RIGHT OF WAY) TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11309.16 FEET; THENCE TURN AN INTERIOR ANGLE LEFT TO THE CHORD OF SAID CURVE OF 97 DEGREES 49 MINUTES 17 SECONDS AND RUN NORTHEASTERLY, FOR AN ARC LENGTH OF 310.35 FEET (DELTA = 01 DEGREES 34 MINUTES 20 SECONDS, CHORD LENGTH = 310.34 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 3.86 ACRES MORE OR LESS.

SIGNED FOR IDENTIFICATION:


James Roland Pugh


Marline M. Pugh