

Send Tax Notice To:

Stone Creek, LLC
168 Chestnut Lane
Helena, AL 35080

This instrument was prepared by:
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ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Nine Hundred Thirty Thousand and 00/100 Dollars (\$930,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **J. Steven Mobley, a married man** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Stone Creek, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:

1. General and special taxes or assessments for 2003 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record.

NOTE: \$1,469,000.00 of the above-recited consideration was paid from the proceeds of a mortgage recorded simultaneously herewith.


NOTE: The real property conveyed herein does not constitute any portion of the homestead of the Grantor or his spouse.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

FURTHER, as part of the consideration recited herein, for a period of one (1) year from the date hereof, Grantor grants to Grantee and its successors and assigns ("Option Holder"), a first option to purchase the real property more particularly described in Exhibit "B" hereto for a consideration of \$70,000.00 net to Grantor. During said one (1) year option period, if Grantor receives an offer to purchase said property, Grantor shall give Option Holder written notice of receipt of an offer to purchase at Option Holder's last known address. Option Holder shall have 15 days after receipt of the notice to provide Grantor written notice of Option Holder's intent to exercise the option otherwise the option shall terminate without further notice and Grantor shall be free to accept the offer to purchase.

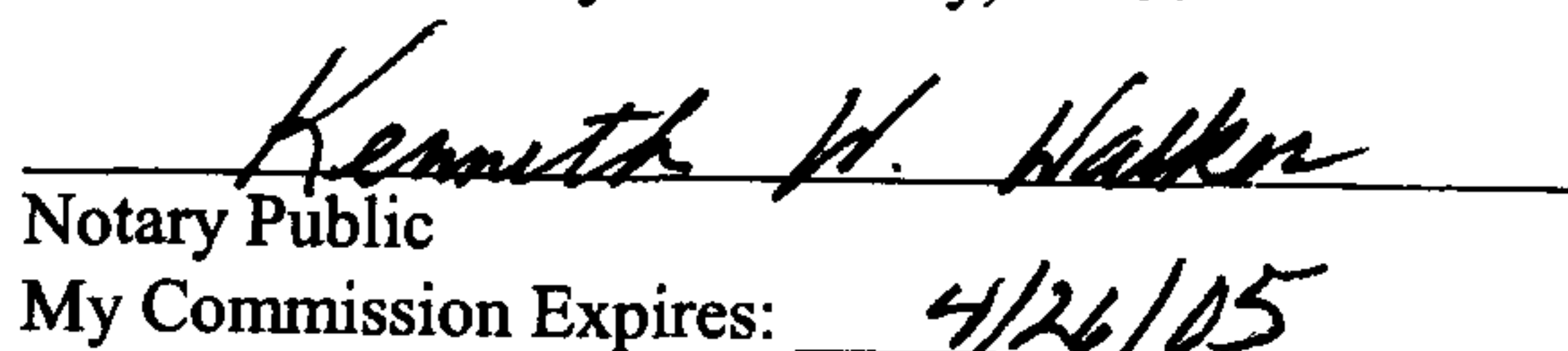
IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 20th day of February, 2003.


J. STEVEN MOBLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Steven Mobley, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 4/24/05

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: April 24, 2005
LOUISIANA NOTARY PUBLIC EXPIRATION

EXHIBIT "A"

Two Parcels of land situated in the N ½ of the NE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

PARCEL A:

Begin at the NE corner of the N ½ of the NE ¼ of Section 6, Township 22, South Range 2 West, Shelby County, Alabama; thence N 87°38'17" W, a distance of 2,692.61' (Meas) 2,693.22' (Map); thence S 01°10'07" E a distance of 664.54' (Map); thence S 87°45'21" E a distance of 2,704.78' (Map); thence S 88°00'30" E a distance of 562.73' (Meas) 562.75' (Map) to a point on the Westerly right of way line of Shelby County Road #12 (80' ROW), said point also being the beginning of a non tangent curve to the right having a radius of 1,191.35', a central angle of 07°41'52", and subtended by a chord which bears N 07°20'50" E a chord distance of 159.94'; thence along the arc of said curve and said R.O.W line a distance of 160.06'; thence N 11°11'46" E along said R.O.W. line a distance of 220.77' (Meas & Map) to the beginning of a non tangent curve to the right having a radius of 1,967.06' and a central angle of 04°03'50", and subtended by a chord which bears N 14°07'06" E a chord distance of 139.49'; thence along the arc of said curve and said R.O.W line a distance of 139.52'; thence N 16°09'01" E and along said R.O.W. line a distance of 155.69' (Meas) 155.14' (Map); thence N 88°30'56" W and leaving said R.O.W. line a distance of 729.23' to the Point of Beginning.

LESS AND ACCEPT

Commence at the NE Corner of the N ½ of the NE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 88°30'56" E, a distance of 729.23' (Meas) 729.18' (Map) to a point, said point lying on the Westerly R.O.W. line of Shelby County Road #12 (80' R.O.W.); thence S 16°09'01" W, a distance of 155.69' (Meas) 155.14' (Map) to a point, said point being the beginning of a curve to the left, having a radius of 1,967.06, a central angle of 02°36'28", and subtended by a chord which bears S 14°52'29" W, and a chord distance of 89.53; thence along the arc of said curve and said R.O.W. line, a distance of 89.53' to THE POINT OF BEGINNING; said point being a compound curve, having a radius of 1,544.66', a central angle of 01°51'15", and subtended by a chord which bears S 12°45'50" W, and a chord distance of 49.99; thence along the arc of said curve and said R.O.W. line, a distance of 49.99'; thence S 11°11'46" W and along said R.O.W. line, a distance of 179.48'; thence N 88°00'30" W, a distance of 278.41'; thence N 02°14'39" E, a distance of 285.65'; thence S 87°45'21" E, a distance of 215.27' to a point, said point being the beginning of a curve to the right, having a radius of 200.00', a central angle of 13°23'55", and subtended by a chord which bears S 81°03'24" E, and a chord distance of 46.66'; thence along the arc of said curve, a distance of 46.77'; thence S 74°21'26" E, a distance of 24.57' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 40.00', a central angle of 88°02'53", and subtended by a chord which bears S 30°19'59" E, and a chord distance of 55.60'; thence along the arc of said curve, a distance of 61.47' to the POINT OF BEGINNING.

Commence at the NE Corner of the N 1/2 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S88°30'56"E, a distance of 729.23' (Meas) 729.18' (Map) to a point, said point lying on the Westerly R.O.W. line of Shelby County Road #12 (80' R.O.W.); thence S16°09'01"W, a distance of 155.69' (Meas) 155.14' (Map) to a point, said point being the beginning of a curve to the left, having a radius of 1,967.06, a central angle of 02°36'28", and subtended by a chord which bears S14°52'29"W, and a chord distance of 89.53; thence along the arc of said curve and said R.O.W. line, a distance of 89.53' to the POINT OF BEGINNING; said point being a compound curve, having a radius of 1,544.66', a central angle of 01°51'15", and subtended by a chord which bears S12°45'50"W, and a chord distance of 49.99; thence along the arc of said curve and said R.O.W. line, a distance of 49.99; thence S11°11'46"W and along said R.O.W. line, a distance of 179.48; hence N88°00'30"W, a distance of 278.41; thence N02°14'39"E, a distance of 285.65; thence S87°45'21"E, a distance of 215.27' to a point, said point being the beginning of a curve to the right, having a radius of 200.00', a central angle of 13°23'55", and subtended by a chord which bears S81°03'24"E, and a chord distance of 46.66; thence along the arc of said curve, a distance of 46.77; thence S74°21'26"E, a distance of 24.57' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 40.00', a central angle of 88°02'53", and subtended by a chord which bears S30°19'59"E, and a chord distance of 55.60; thence along the arc of said curve, a distance of 61.47' to the POINT OF BEGINNING.

Said Parcel containing 1.94 acres, more or less.