

Send Tax Notice To:
The City of Hoover
City Clerk
100 Municipal Drive
Hoover, AL 35216

This instrument was prepared by:
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400 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

STATUTORY WARRANTY DEED

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

That in consideration of One Hundred Fifty-three Thousand Three Hundred Fifteen Dollars (\$153,315.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, EES JOINT VENUTE, an Alabama General Partnership (herein referred to as Grantor) do grant, bargain, sell and convey unto The City of Hoover, (herein referred to as Grantee), in the following described real estate, situated in Shelby County, Alabama.

Lot 13, according to the Survey of Southpark, being a resurvey of Lot 1 of Sunlink Subdivision, as recorded in map Book 20, Page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. General and special taxes or assessments for the year 2003 and subsequent years not yet due and payable.
2. Building setback line as shown by Map Book 20, Page 100.
3. Easements as shown by recorded Map Book 20, Page 100.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1997-22108 in the Probate Office.


5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 523; Deed 139, Page 157; Deed 219, Page 586; Deed 251, page 886; Deed 292, Page 356; and Deed 319, Page 40 in the Probate Office.
6. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 358, Page 836 in the Probate Office.
7. Easement(s) to Harbert-Equitable Joint Venture as shown by instrument recorded in Real 267, Page 420 in the Probate Office.
8. Easement(s) to Sunlink as shown by instrument recorded in Real 285, Page 207 in the Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127, Page 140 in the Probate Office.
10. Agreement between Harbert-Equitable Joint Venture and EES Joint Venture dated February 15, 1990 and recorded as Instrument No. 1996-744 with stipulation conditions and covenants contained therein.
11. Reservations of easements and rights related thereto as set out in Real 285, Page 203 in the Probate Office.

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

IN WITNESS WHEREOF, the undersigned has hereto set its hand and seal this 7th day of March, 2003.

EES JOINT VENTURE, an Alabama General Partnership

By: EES DEVELOPMENT CORPORATION, as Managing General Partner

By:  (L.S.)
Marc A. Eason
Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marc A. Eason, whose name as President of EES DEVELOPMENT CORPORATION, as Managing General Partner of EES JOINT VENTURE, and Alabama General Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing General Partner on the same that bears date.

Given under my hand and official seal this the 7th day of march, 2003.

[NOTARY SEAL]

NOTARY PUBLIC
My commission expires: 7/14/03