

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Mickey Hardy, Jr.
Mickey Hardy, Sr.
2631 Chandalar Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Twenty Thousand and No/100 Dollars (\$1,020,000.00), and other good and valuable consideration, paid to the undersigned grantor, James L. King, a married man ("Grantor"), by Mickey Hardy, Jr. and Mickey Hardy, Sr. ("Grantes"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 121, at Page 413, in Probate Office; (3) Right of Way granted to Southern Natural Gas by instrument recorded in Deed 90, at Page 435, in Probate Office; (4) Right of Way granted to Shelby County by instrument recorded in Deed 135, at Page 401, in Probate Office; (5) Sanitary Sewer line through center of land as shown on Survey by Donald W. Wheeler dated December 17, 2002.

This property does not constitute the homestead of the Grantor herein.

\$736,000.00 of the Purchase Price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 5 day of March, 2003.

Witness


James L. King

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. King, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of March, 2003.



Notary Public

My Commission Expires: 07/14/2003

A Parcel of land situated in the West ½ of the NE ¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 23, Township 20 South, Range 3 West; thence North 82 deg. 15 min. 27 sec. East along the South line of said ¼ ¼ section a distance of 466.90 feet; thence North 9 deg. 03 min. 03 sec. East a distance of 102.73 feet to the point of beginning; thence North 09 deg. 03 min. 03 sec. West a distance of 242.00 feet; thence South 80 deg. 56 min. 57 sec. West, a distance of 380.69 feet; thence South 09 deg. 03 min. 03 sec. East, a distance of 242.00 feet; thence South 17 deg. 31 min. 03 sec. East, a distance of 56.62 feet; thence South 09 deg. 16 min. 27 sec. East a distance of 121.68 feet; thence North 80 deg. 50 min. 43 sec. East, a distance of 353.89 feet to the point of a non tangent curve to the right, having a radius of 524.65 feet; a central angle of 09 deg. 24 min. 06 sec. and subtended by a chord which bears North 02 deg. 51 min. 49 sec. West a chord distance of 85.99 feet; thence along arc and said curve a distance of 86.09 feet to a point of reverse curve to the left having a radius of 484.65 feet a central angle of 10 deg. 53 min. 17 sec. and subtended by a chord which bears North 03 deg. 36 min. 25 sec. West a chord distance of 91.96 feet; thence along arc and said curve a distance of 92.10 feet to the point of beginning

Exhibit A