

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
B. Hulsey Company, LLC
1008 Wilmington Cove
Birmingham, Alabama 35242

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Eighty-seven Thousand Five Hundred and no/100, (\$187,500.00), DOLLARS, in hand paid to the undersigned, Birch Creek Development Company, an Alabama corporation, (hereinafter referred to as "GRANTOR"), by B. Hulsey Company, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See Exhibit "A" which is attached hereto and made a part hereof as if set out fully herein.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2003.
2. Right of way granted to Alabama Power Company recorded in Volume 113, Page 310 and Volume 158, Page 104.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

ALL of the purchase price recited above was paid from a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Birch Creek Development Company, Inc, an Alabama corporation, does for itself, 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 all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it 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 said Birch Creek Development Company, Inc., a corporation, by its President, Walter Cornelius, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2nd day of April, 2003.

Birch Creek Development Company, Inc.

Walter Cornelius
By: Walter Cornelius
Its: President

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Walter Cornelius, whose name as President of Birch Creek Development Company, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of April, 2003.

M C W
NOTARY PUBLIC
My commission expires: My Commission Expires May 21, 2004

EXHIBIT "A"

Legal Description of Property

A parcel of land situated in the West ½ of the Northeast ¼ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest ¼ of the Northeast ¼ of said Section 16; thence run along the North line of said Section in an Easterly direction a distance of 709.95 feet to the POINT OF BEGINNING of the parcel herein described; thence continue in the same direction of the last described course, along said North line of said Section in a Easterly direction a distance of 606.73 feet to a point on the Northwesternly right-of-way of County Highway #41, otherwise known as Dunnavant Valley Road; thence turn an interior angle of 56 degrees 39 minutes 03 seconds and run to the right in a Southwesterly direction along the said right-of-way a distance of 1003.49 feet to a point; thence turn an interior angle of 62 degrees 58 minutes 04 seconds and run to the right in a Northerly direction a distance of 112.99 feet to a point; thence turn an interior angle of 142 degrees 21 minutes 45 seconds and run to the right in a Northerly direction a distance of 130.13 feet to a point; thence turn an interior angle of 196 degrees 41 minutes 01 seconds and run to the left in a Northerly direction a distance of 256.14 feet to a point; thence turn an interior angle of 172 degrees 11 minutes 42 seconds and run to the right in a Northerly direction a distance of 150.18 feet to a point; thence turn an interior angle of 172 degrees 41 minutes 55 seconds and run to the right in a Northerly direction a distance of 209.11 feet to the POINT OF BEGINNING.