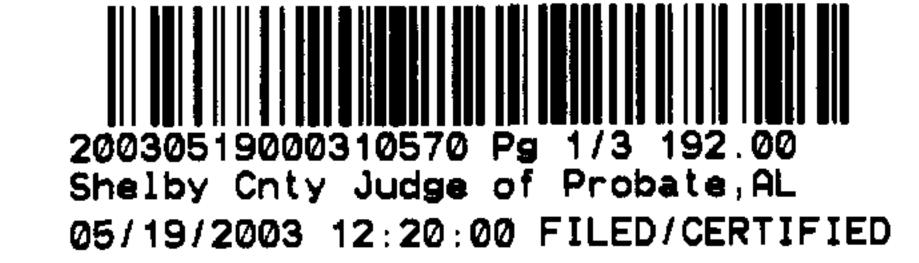
\$175,000

SEND TAX NOTICE TO: EDKO Realty, LLC c/o Mr. Edward J. Kovalchick 321 Montgomery Highway Alabaster, Alabama 35007

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 16th day of April, 2003, by EDWARD J. KOVALCHICK, JR. and wife, PATRICIA S. KOVALCHICK (hereinafter collectively referred to as "Grantor"), to EDKO REALTY, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the real estate described in Exhibit A attached hereto and located in Shelby County, Alabama (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

- General and special taxes or assessments for 2003 and subsequent years not yet due and payable;
- Coal, oil, gas and mineral and mining rights and all rights incident thereto not owned by Grantor; and
- Easements, restrictions, set-back lines, rights of way limitations, if any, and other matters of record affecting the Property and any matter that would be reflected by an accurate survey of the Property.

TO HAVE AND TO HOLD, to Grantee, its successors and assigns forever.

The Grantor does for himself, his heirs, representatives, executors and assigns, covenant with Grantee, its successors and assigns, that Grantor, his heirs, representatives, executors and assigns, shall warrant and defend the Property to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

EXHIBIT A

(Legal Description)

Lots 20, 21, in Block 1, according the survey of Nickerson and Scott Survey of the town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama; being situated in the SE ¼ of the SE ¼ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

Parts of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of said Lot 22, run in an easterly direction along the south line of said Lot 22 for a distance of 42.68 feet; thence turn an angle to the left and run in a northerly direction for a distance of 100.00 feet to a point on the north line of Lot 23 being 42.68 feet east of the northwest corner of Lot 23; thence turn an angle to the left and run in a westerly direction along the north line of Lot 23 for a distance of 42.68 feet to the northwest corner of said Lot 23; thence turn an angle to the left and run along the west line of said Lot 23 and 22 for a distance of 100.00 feet to the point of beginning.

written.	EDWARD J. KOVALCHICK, JR.
	Patricia & Kovallick PATRICIA S. KOVALCHICK
KOVALCHICK, JR. whose name is signed	said County, in said State, hereby certify that EDWARD J. If to the foregoing Statutory Warranty Deed, and who is s day that, being informed of the contents of the Statutory ly on the day the same bears date.
Given under my hand this 16/11 day of	
(Notarial Seal)	Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 28, 2009
S. KOVALCHICK whose name is signed to	
(Notarial Seal)	Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 28, 2005
THIS INSTRUMENT DREDADED DV.	

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the date first above

Sandy S. Sparrow (without the benefit of a title search)

Berkowitz, Lefkovits, Isom & Kushner, P.C. 420 N. 20th Street, Suite 1600
SouthTrust Tower
Birmingham, Alabama 35203

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