

ROAD MAINTENANCE AGREEMENT

The Buyer and Seller agree that the paved driveway which services the contract properly, as well as servicing the remaining property of the Seller, is instrumental in maintaining and allowing access to both parcels of property, as well as enhancing the value of both parcels of property.

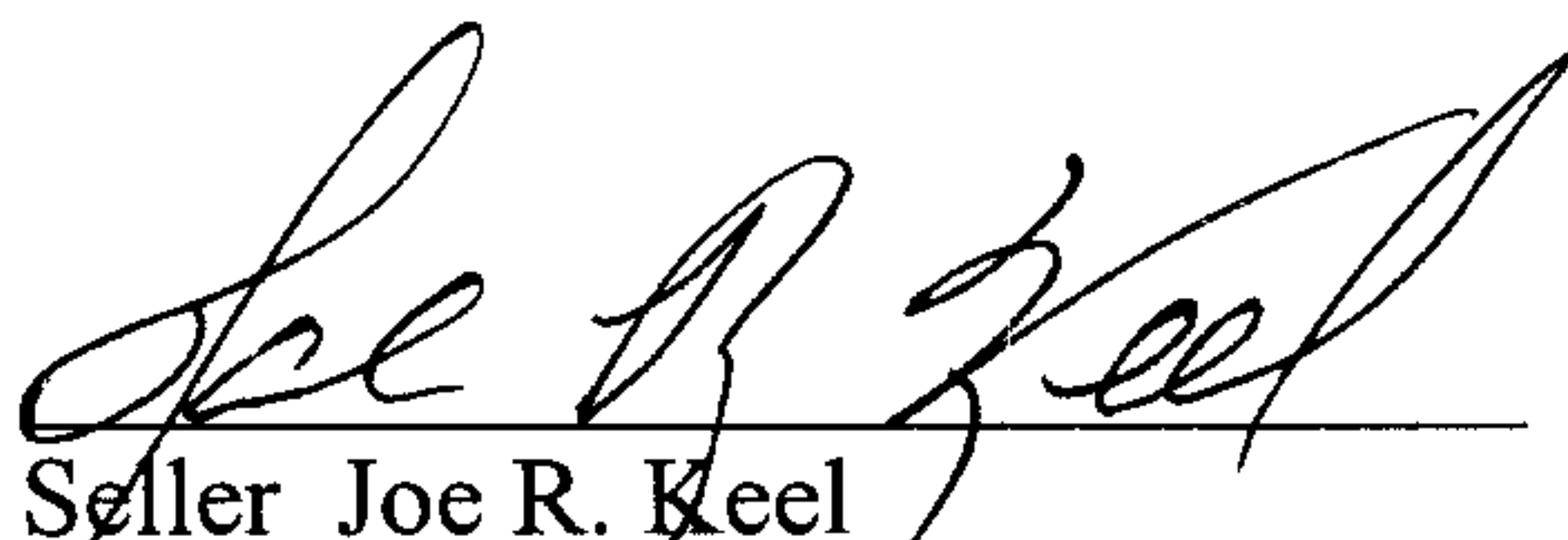
See Exhibit "A" for legal description.

The above considered, the Buyer and Seller make the following agreement:

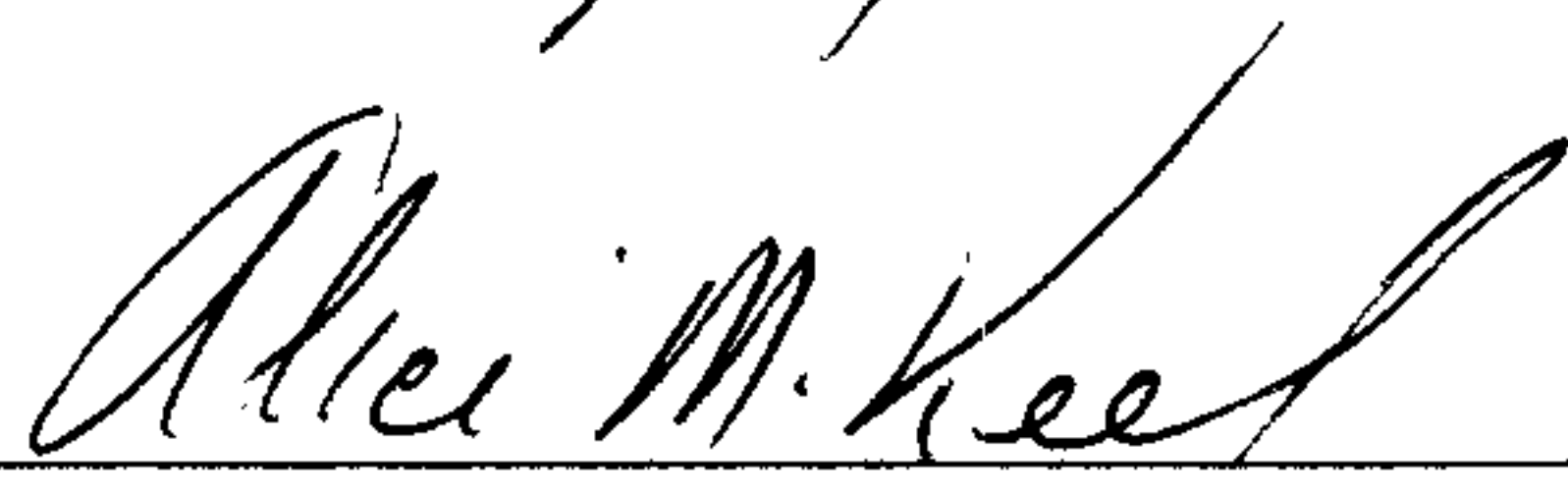
1. Any immediate damage to existing driveway, which is contained in the easement between Shelby county Road #5 and the Seller's property, caused by the Seller or the Buyer shall be the sole responsibility of the damaging party and further agree that any immediate damage shall be repaired within 30 days, replacing the driveway into the current condition.
2. There exists a need for a road maintenance agreement between Buyer and Seller for the easement between Shelby County Road #5 and the Seller's property, and both parties agree to share equally in the road and easement maintenance.



Buyer Theodore Kizoff

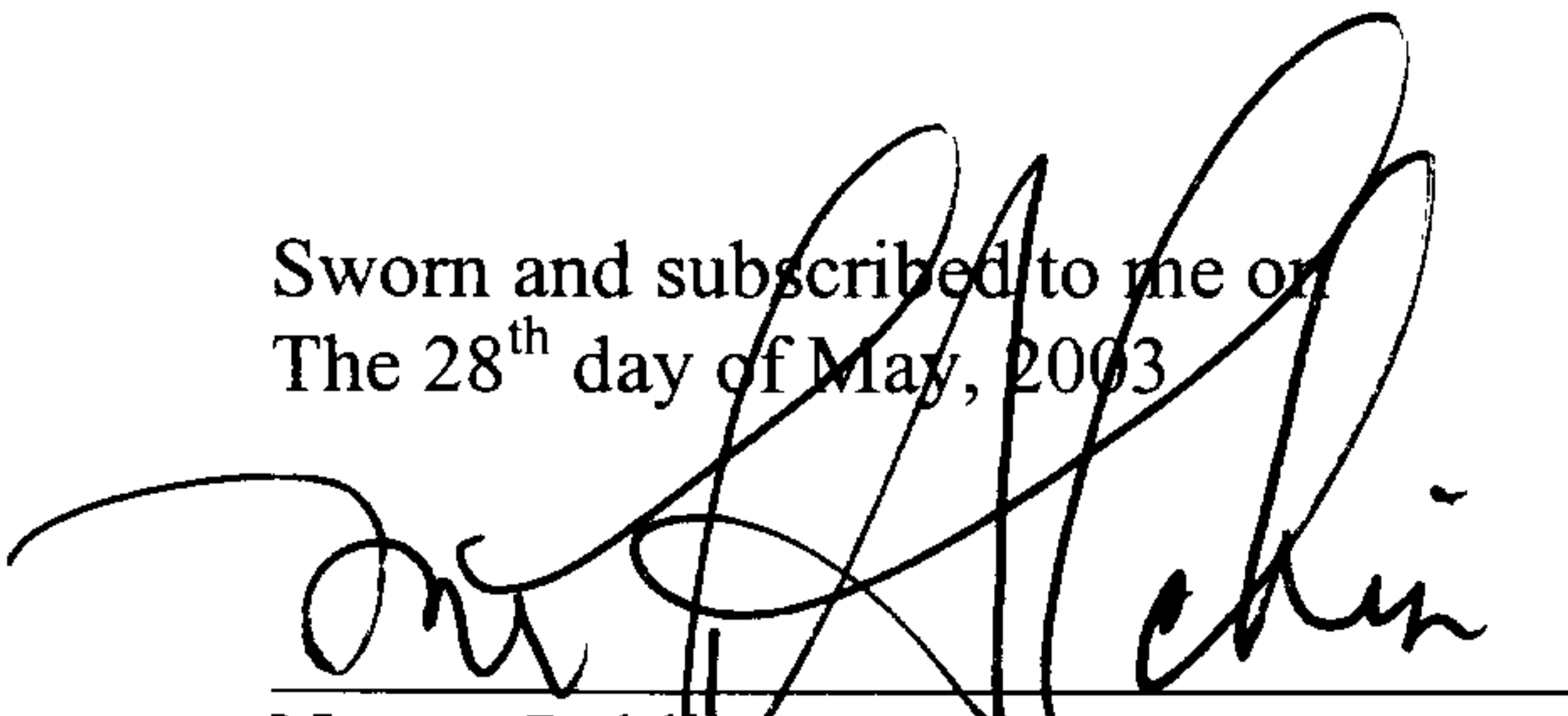


Seller Joe R. Keel



Seller Alice M. Keel

Sworn and subscribed to me on
The 28th day of May, 2003



Notary Public

My Commission Expires 10-16-04

Exhibit " A"
LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the West line thereof for 694.42 feet; thence 90 degrees 4 minutes 29 seconds right run Easterly for 30.31 feet to the point of beginning; thence continue along the last described course for 644.84 feet; thence 89 degrees 56 minutes 38 seconds right run Southerly for 355.00 feet; thence 78 degrees 19 minutes 3 seconds right run Southwesterly for 277.69 feet; thence 38 degrees 1 minutes 13 seconds right run Northwesterly for 322.32 feet; thence 32 degrees 5 minutes 59 seconds right run Northwesterly for 160.82 feet; thence 31 degrees 37 minutes 13 seconds right run Northerly for 131.82 feet to the point of beginning.

Also, a 40-foot easement, the centerline of which being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the West line thereof for 694.42 feet; thence 90 degrees 4 minutes 29 seconds right run Easterly for 30.31 feet; thence continue along the last described course for 644.84 feet; thence 89 degrees 56 minutes 38 seconds right run Southerly for 355.00 feet; thence 78 degrees 19 minutes 3 seconds right run Southwesterly for 277.69 feet; thence 38 degrees 1 minutes 13 seconds right run Northwesterly for 285.16 feet to the point of beginning; thence 39 degrees 16 minutes 32 seconds right run Northwesterly for 30.90 feet; thence 37 degrees 20 minutes 1 seconds left run Northwesterly for 108.97 feet; thence 18 degrees 55 minutes 10 seconds left run Westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run Westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run Southwesterly for 197.96 feet to the Easterly right of way line of Shelby County Highway 5 and the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated November 22, 2000.