

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
KenCar Development, Inc.
P.O. Box 1010
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-eight Thousand Seven Hundred Sixty and no/100 Dollars (\$158,760.00), in hand paid to the undersigned, Rayburn Carter and wife, Lucinda J. Carter, (hereinafter referred to as "GRANTOR"), by KenCar Development, Inc. (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 for legal description of property.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2003.
2. Right-of-way granted to Alabama Power Company recorded in Volume 232, Page 709.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Right-of-way granted to Southern National Gas as shown on survey by R. C. Farmer dated July 3, 2001.

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

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals, this 29th day of May, 2003.

 (SEAL)
Rayburn Carter
GRANTOR

 (SEAL)
Lucinda J. Carter
GRANTOR

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rayburn Carter and Lucinda J. Carter, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2003.

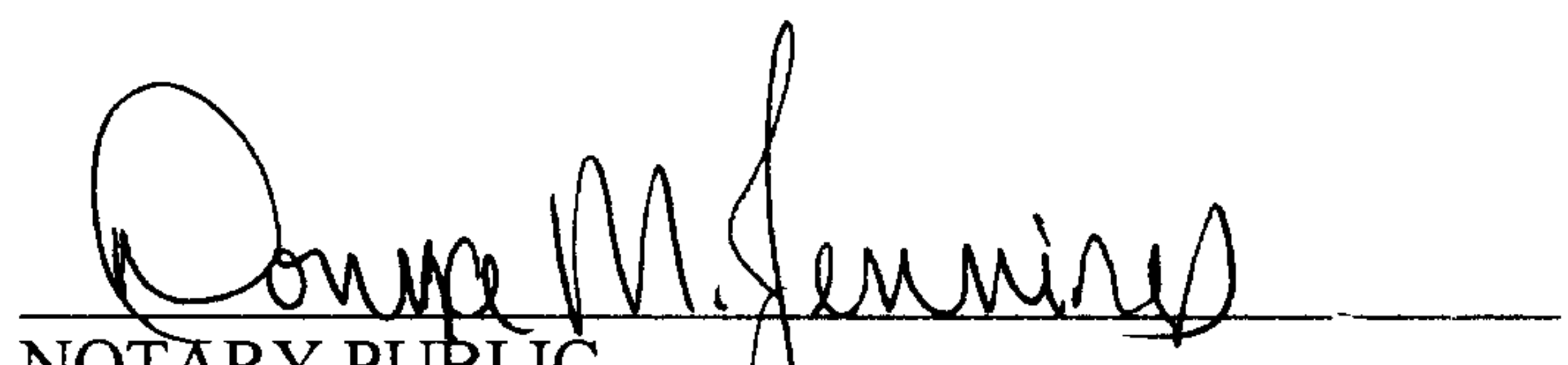

NOTARY PUBLIC
My commission expires: 1/6/07

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the above said Section, Township and Range, said point lying on the Southwesterly R.O.W. line of Heather Lane, located in Scottsdale, 3rd Addition, Phase 2, as recorded in Map Book 9, Page 72; thence North 26 degrees 23 minutes 03 seconds West and along said R.O.W., a distance of 135.28 feet to a point, said point lying on the Northwesterly R.O.W. line of above mentioned Heather Lane; thence North 63 degrees 28 minutes 14 seconds East and along said R.O.W., a distance of 50.00 feet; thence North 62 degrees 45 minutes 59 seconds East and leaving said R.O.W. a distance of 9.47 feet; thence North 02 degrees 41 minutes 03 seconds West, a distance of 370.00 feet; thence continue along the last described course, a distance of 152.43 feet; thence North 87 degrees 36 minutes 54 seconds West a distance of 231.25 feet; thence North 87 degrees 36 minutes 06 seconds West, a distance of 176.00 feet (Measured & Map); thence North 87 degrees 35 minutes 32 seconds West, a distance of 289.91 feet; thence North 87 degrees 38 minutes 57 seconds West a distance of 177.02 feet; thence South 19 degrees 15 minutes 53 seconds East, a distance of 222.07 feet (Measured) 222.90 feet (Deed); thence South 19 degrees 52 minutes 48 seconds East, a distance of 268.70 feet (Measured) 268.40 feet (Deed); thence South 08 degrees 34 minutes 04 seconds East, a distance of 163.64 feet (Measured) 166.50 feet (Deed); thence South 87 degrees 46 minutes 08 seconds East, a distance of 676.27 feet to the point of beginning.