

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

SEND TAX NOTICE TO:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Six Hundred Thousand and No/100 Dollars (\$600,000.00), and other good and valuable consideration, paid to the undersigned grantor, Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), by B. Christopher Battles ("Grantee"), 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) Easement as recorded in Instrument #1998-32453, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company, recorded in Volume 109, Page 57; Volume 142, Page 82, and Volume 170, Page 278, in the Office of the Judge of Probate of Shelby County, Alabama; (4) Easement granted to the City of Pelham, as recorded in Volume 337, Page 529, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Right of Way granted to Shelby County, Alabama as recorded in Volume 101, Page 249, in the Office of the Judge of Probate of Shelby County, Alabama; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

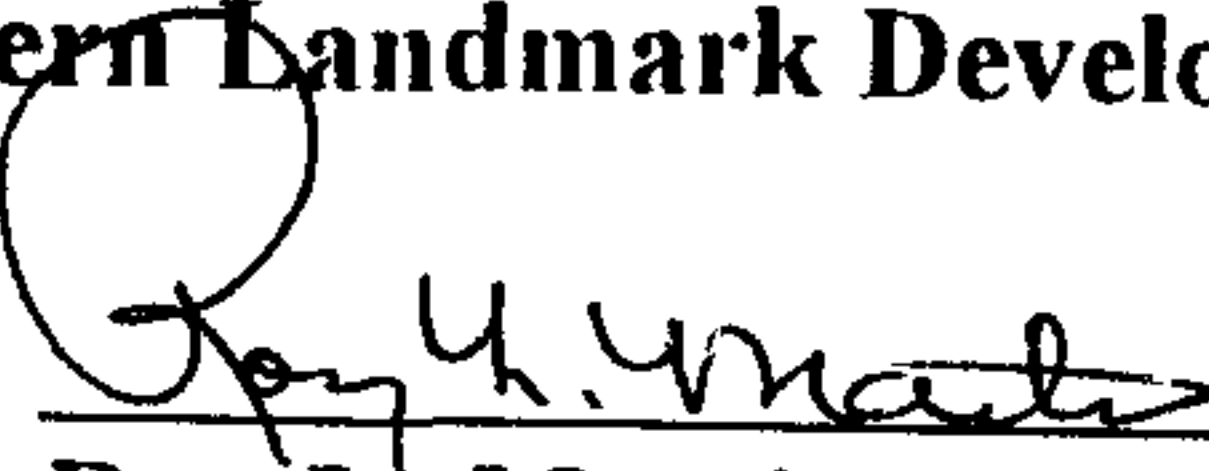
And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid;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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 11th day of June, 2003.

WITNESSES:

Southern Landmark Development, LLC

By:

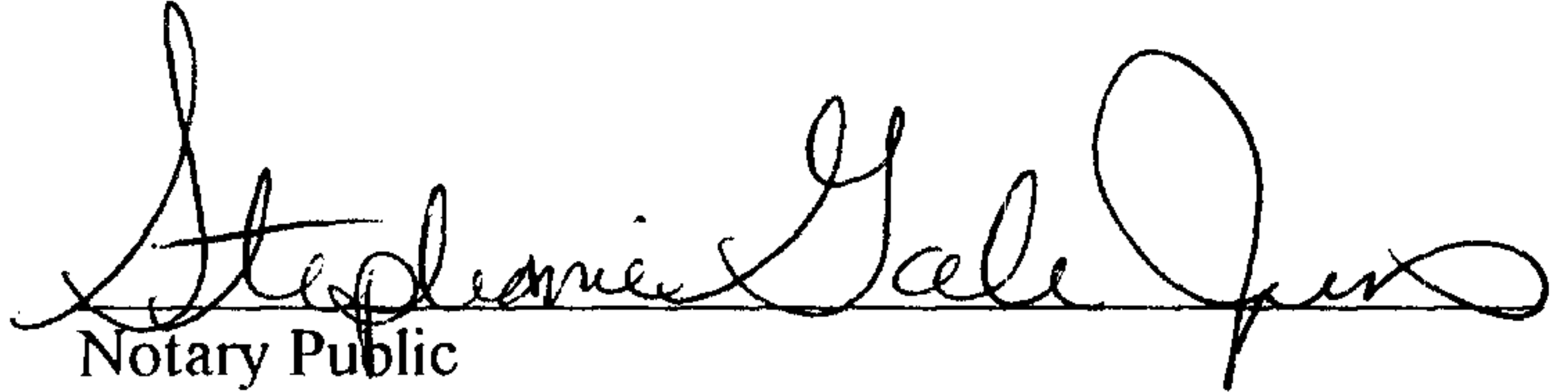


Roy L. Martin, as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Manager of Southern Landmark Development, LLC, an Alabama limited liability company, 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, in his capacity as such Manager and with full authority, executed the same for and on behalf of the limited liability company.

Given under my hand and seal this 11th day of June, 2003.


Notary Public

My Commission Expires: 02-26-05

EXHIBIT "A"

Parcel I

A parcel of land in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 24; thence run South along the West Section line 421.59 feet to a point on the centerline of a railroad track; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.34 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 73.32 feet to a point on the railroad right-of-way; thence turn right 100 degrees 52 minutes 15 seconds and run Southeast 143.89 feet to the center of a 16 foot drainage easement and the point of beginning; thence continue last course 148.24 feet to the North right-of-way of Shelby County Highway # 52; thence turn left 80 degrees 25 minutes 28 seconds and run Northeast 130.07 feet along said right-of-way to the point of a clockwise curve having a delta angle of 01 degree 27 minutes 44 seconds and a radius of 1934.73 feet; thence run along the arc of said curve 49.38 feet; thence turn left 93 degrees 52 minutes 07 seconds from tangent and run Northwest 116.34 feet; thence turn left 19 degrees 42 minutes 30 seconds and run Northwest 79.14 feet to the center of said 16 foot drainage easement; thence turn left 82 degrees 15 minutes 14 seconds and run Southwest 174.63 feet along said drainage easement to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence the Northwest corner of said Section 24; thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ centerline 421.59 feet to the centerline of the CSX Railroad; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.32 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 215.67 feet to the point of beginning; thence continue last course 79.96 feet; thence turn right 88 degrees 45 minutes 00 seconds and run Southeast 238.09 feet; thence turn right 90 degrees 38 minutes 35 seconds and run Southwest 78.97 feet; thence turn right 89 degrees 07 minutes 22 seconds and run Northwest 238.95 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A right-of-way for ingress, egress and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 421.59 feet to the centerline of the CSX Railroad; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.32 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 215.67 feet; thence turn right 88 degrees 30 minutes 57 seconds and run Southeast 238.95 feet; thence turn left 89 degrees 07 minutes 22 seconds and run Northeast 10.57 feet to the point of beginning of said centerline; thence turn right 108 degrees 55 minutes 49 seconds and run Southeast 116 feet to the North right-of-way of Shelby County Highway No. 52 and the end of said centerline. Being situated in Shelby County, Alabama.