

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:

LEE BRANCH LLC
100 2nd Avenue South, Suite 204N
St. Petersburg, FL 33701

Warranty Deed

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Seventy-five Thousand and no/100 Dollars (\$75,000.00) to the undersigned grantor, **MARK D. KIDD**, a married man (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LEE BRANCH LLC** (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at an iron pin found at the Northwest corner of said Southeast quarter of Section 5, said iron pin also being the POINT OF BEGINNING; thence proceed South 00 degrees 25 minutes 08 seconds East along the West line of said Southeast quarter for 26.48 feet to a point; thence leaving the West line of said Southeast quarter, proceed North 82 degrees 32 minutes 28 seconds East for 206.41 feet to a point on the Westerly right of way margin of U.S. Highway 280; thence proceed North 07 degrees 19 minutes 16 seconds West along said Westerly right of way margin of U.S. Highway 280 for 3.93 feet to a point at the Southeast corner of Lot -2 of "THE VILLAGE AT LEE BRANCH" as recorded in Map Book 31, page 17, in the Office of the Judge of Probate, Shelby County, Alabama, said point also lying on the North line of said Southeast quarter of Section 5; thence leaving said Westerly right of way margin of U.S. Highway 280, proceed South 88 degrees 49 minutes 06 seconds West along the South line of said Lot -2 and along said North line of said Southeast quarter for 204.40 feet to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Easement(s)/Right(s) of Way granted Alabama Power Company recorded in Deed Book 136, page 318; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages as recorded under Instrument Number 1995-29300; (4) Easement Agreement by and between Eastwood Mini Storage Company, Mark Kidd and AIG Baker Brookstone, L.L.C., as recorded under Instrument Number 20030314000157130.

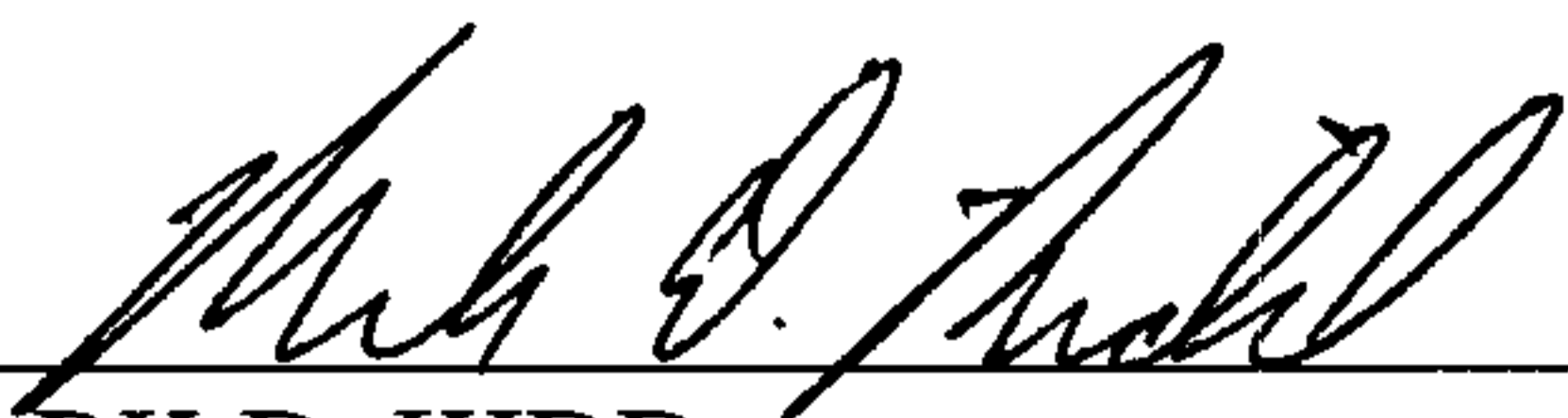
The property described herein does not constitute the homestead of the grantor or his spouse.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan executed simultaneously herewith.


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

And I do for myself, and for my heirs, executors, and administrators, covenant with said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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, I have hereunto set my hand and seal, this the 30th day of June, 2003.



MARK D. KIDD (Seal)

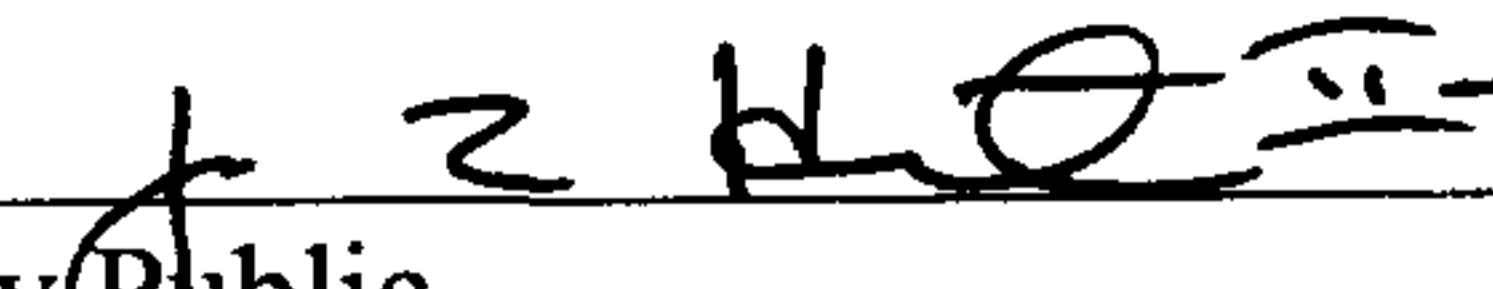

20030701000412970 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/01/2003 12:41:00 FILED/CERTIFIED

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK D. KIDD, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2003.



Notary Public