

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
T & T Investments, LLC
2800 Greystone Commercial Blvd Ste 5A
Birmingham, AL 3524

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Thousand and 00/100 (\$900,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Tu Bui, a married man, and Ha Van H. Hoang, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **T & T Investments, LLC**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A" for legal description.

Subject To:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

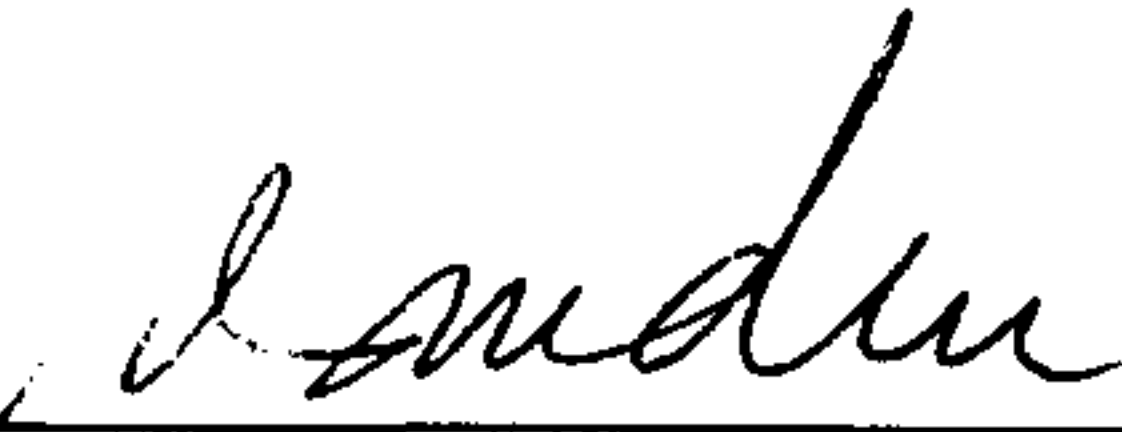
The property conveyed herein is not the homestead of the Grantors or their spouses.

\$720,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **26th** day of **June, 2003**.



Tu Bui

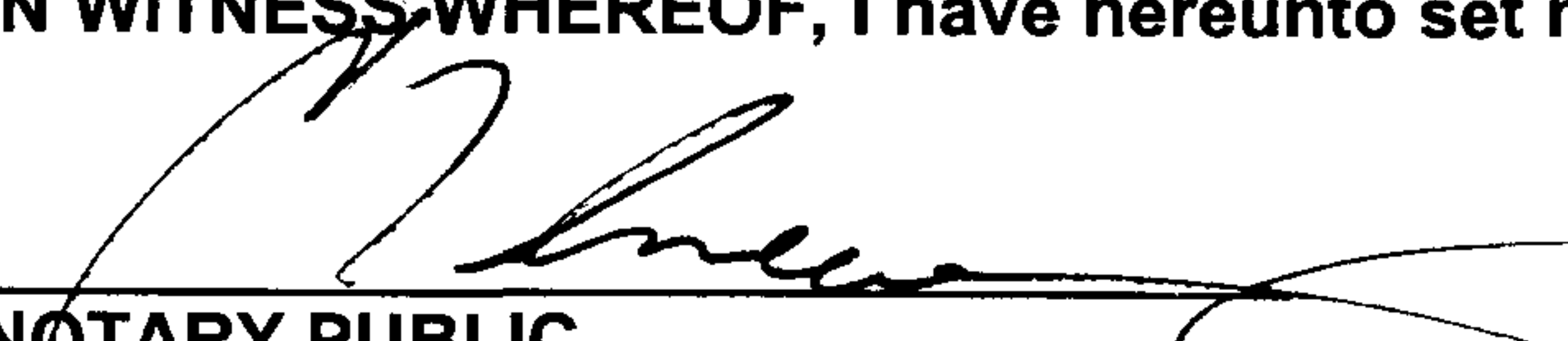


Ha Van H. Hoang

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tu Bui, a married man Ha Van H. Hoang , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2003.



NOTARY PUBLIC
My Commission Expires: **6-5-2007**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3, West Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of S 1/2 of the said 1/4-1/4 Section, thence North 82 degrees 58 minute 11 seconds West a distance of 1276.95 feet ; thence South 32 degrees 31 minutes 16 seconds West a distance of 240.00 feet to the point of beginning which lies at the point of intersection of the Southwesterly right of way line of Canyon Park Drive (50 foot right of way) and the Easterly right of way line of U.S. Highway 31 (200 foot right of way); thence South 32 degrees 21 minutes 29 seconds West along said U.S. Highway 31 right of way line a distance of 249.81 feet; thence South 84 degrees 12 minutes 24 seconds East and leaving said right of way line a distance of 160.93 feet; thence North 05 degrees 04 minutes 18 seconds East a distance of 18.96 feet; thence North 36 degrees 35 minutes 16 seconds East along the centerline of a 20 foot ingress/egress and utility easement, a distance of 161.01 feet to a point on the Southwesterly right of way line of Canyon Park Drive ; thence North 57 degrees 28 minutes 44 seconds West along said right of way line a distance of 147.12 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20' wide Ingress/Egress and Utility Easement lying 10' on each side of and parallel to the following described centerline, Commence at the NE Corner of the S 1/2 of said 1/4-1/4 Section; thence N 82°58'11"W, a distance of 1,276.95; thence S32°31'16"W, a distance of 141.18'; thence S05°24'10"W, distance of 111.02; thence S57°28;44'E, a distance of 71.56;' to the POINT OF BEGINNING , said point lying on the Southwesterly R.O.W. line of Canyon Park Drive (50'R.O.W.): thence S36°35'16"W a distance of 161.01 to the end of said Easement.