

This Instrument Was Prepared By:
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Post Office Box 261
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Send Tax Notice:
Thomas Properties &
Investments, LLC and
Adair Properties, LLC
2663 Valleydale Rd. #298
Birmingham, AL 35244

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty-Six Thousand One Hundred Thirteen and 27/100 Dollars (\$56,113.27)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Z. Galantis and wife, Tula Galantis**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Thomas Properties & Investments, LLC, an Alabama Limited Liability Company, and Adair Properties, LLC, an Alabama Limited Liability Company** hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the SE corner of Section 20 Township 20 South Range 2 East; thence run Westerly along the south line thereof for 107.78 feet to the westerly right of way of Alabama State Highway #25 and the point of beginning; thence continue last described course for 2531.88 feet; thence 89 degrees 11 minutes 45 seconds right run Northerly 728.00 feet; thence 89 degrees 59 minutes 20 seconds right run Easterly 2471.49 feet to the westerly right of way of said Alabama State Highway #25; thence 85 degrees 30 minutes 33 seconds right run Southerly along said right of way for 766.37 feet to the point of beginning. Containing 42.83 acres.

LESS AND EXCEPT:

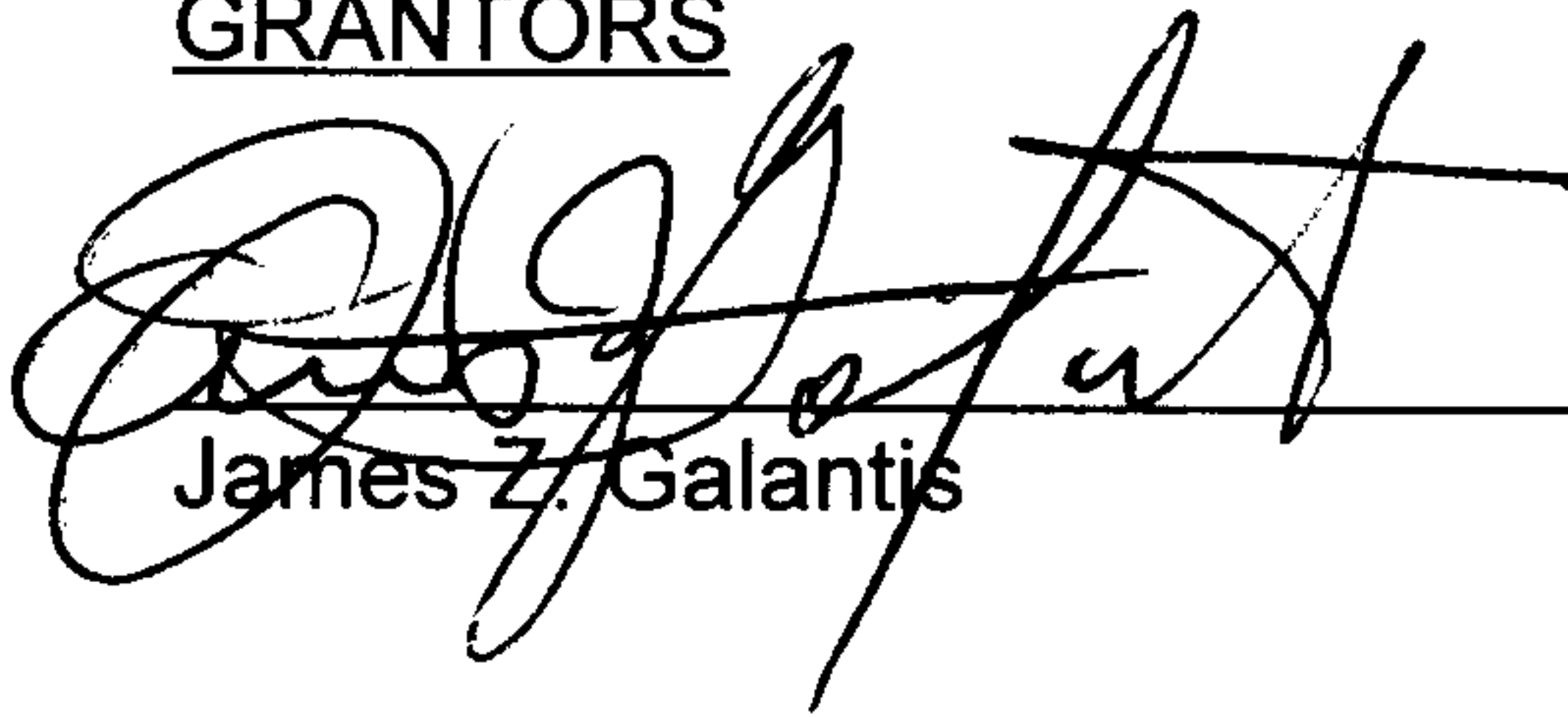
Commence at the SE corner of the SE ¼ of the SE ¼ of Section 20, Township 20 South, Range 2 East; thence run west along the South line of said ¼-¼ for 106.52 feet to the Westerly right of way of Alabama State Highway #25; thence 84 degrees 43 minutes 38 seconds right run Northerly along said right of way for 452.10 feet to the point of beginning; thence continue last described course for 208.00 feet; thence 85 degrees 30 minutes 50 seconds left run Westerly 210.05 feet; thence 94 degrees 29 minutes 10 seconds left run Southerly for 208.00 feet; thence 85 degrees 30 minutes 50 seconds left run Easterly 210.05 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 15th day of July 2003.

GRANTORS


James Z. Galantis (L.S.)

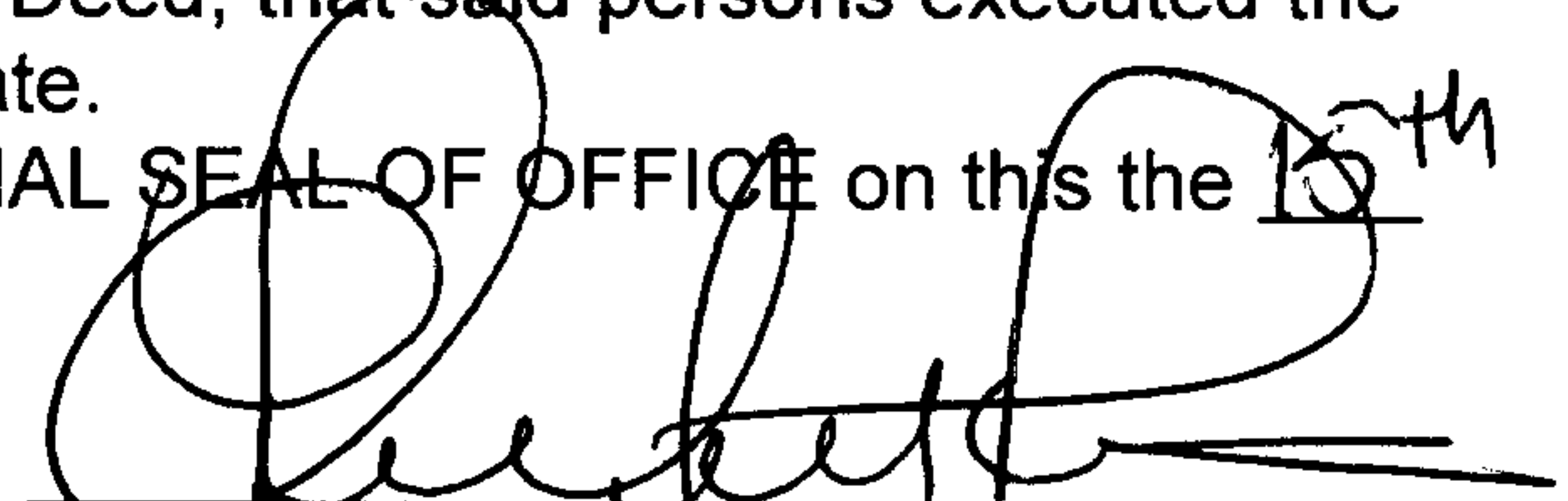

Tula Galantis (L.S.)

STATE OF ALABAMA)
)
Shelby COUNTY)

ACKNOWLEDGMENT

I, Chris Smith, a Notary Public for the State at Large, hereby certify that the above posted names, James Z. Galantis and Tula Galantis, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of July 2003.


NOTARY PUBLIC
My Commission Expires: 5/13/07