

THIS INSTRUMENT PREPARED BY:

**James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244**

SEND TAX NOTICE TO:

**Johnson Bros. Wine Inc. of Alabama
2700 13th Street West
Birmingham, AL 35208**

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million One Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$1,112,500.00), and other good and valuable consideration, paid to the undersigned grantor, Industrial Heating and Finishing Company, Inc., an Alabama corporation ("Grantor"), by Johnson Bros. Wine Inc. of Alabama ("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:

Parcel I:

A parcel of land located in the Northwest quarter of the Southeast quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along the South line of said quarter-quarter section a distance of 73.83 feet; thence 88 degrees 23 minutes right in a Northwesterly direction a distance of 174.72 feet to the most Southerly corner of Jack's Food Systems, Inc. property; thence 48 degrees 31 minutes 30 seconds left in a Northerly direction along the Southwest line of Jack's Food Systems, Inc. property a distance of 599.51 feet to the point of beginning; thence continue along last described course a distance of 545.00 feet to a point on the Southeast line of Parker Drive; thence 90 degrees left in a Southwesterly direction along said Southeast line of Parker Drive a distance of 179.49 feet; thence 90 degrees left in a Southeasterly direction a distance of 545.00 feet; thence 90 degrees left in a Northeasterly direction a distance of 179.59 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 14, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 14, Township 20 South, Range 3 West; thence North 86 degrees 22 minutes 22 seconds East a distance of 1249.42 feet to the point on the Westerly boundary of land recorded in Real Book 106, page 75, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 51 degrees 19 minutes West along said Westerly boundary a distance of 172.66 feet; thence North 53 degrees 33 minutes 47 seconds West and leaving said Westerly boundary of said parcel a distance of 290.43 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 120.00 feet to a point on the Southerly boundary of land recorded in Deed Book 301, page 694 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 36 degrees 26 minutes 13 seconds West along said Southeasterly boundary of said parcel a distance of 180.00 feet; thence South 53 degrees 39 minutes 50 seconds East and leaving said Southeasterly boundary of said parcel a distance of 120.26 feet; thence North 36 degrees 21 minutes 13 seconds East a distance of 179.79 feet to the Point of Beginning.

Parcel III:

A parcel of land located in the Northwest quarter of the Southeast quarter of Section 14, Township 20 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of Section 14, Township 20 South, Range 3 West; thence North 86 degrees 22 minutes 22 seconds East a distance of 1249.42 feet to the point on the Westerly boundary of land recorded in Real Book 106, page 75, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 51 degrees 19 minutes West along the said Westerly boundary a distance of 172.66 feet; thence North 53 degrees 33 minutes, 47 seconds West and leaving said Westerly boundary of said parcel a distance of 290.43 feet; thence continue along the last described course a distance of 120.00 feet to a point on the Southerly boundary of land recorded in Deed Book 301, page 694 in the Office of the Judge of Probate, Shelby County, Alabama; thence North 53 degrees 33 minutes 49 seconds West a distance of 128.94 feet to the POINT OF BEGINNING; thence North 53 degrees 23 minutes 41 seconds West a distance of 60.56 feet; thence South 36 degrees 28 minutes 49 seconds West a distance of 179.59 feet to the Northeasterly right of way line of Thames Court (40 foot ROW); thence South 53 degrees 23 minutes 05 seconds East and along said right of way line a distance of 59.74 feet; thence North 36 degrees 44 minutes 23 seconds East and leaving said right of way line and along the Southeasterly boundary of land recorded in Real Book 106, page 75 in the Office of the Judge of Probate, Shelby County, Alabama, a distance of 179.60 feet to the point of beginning.

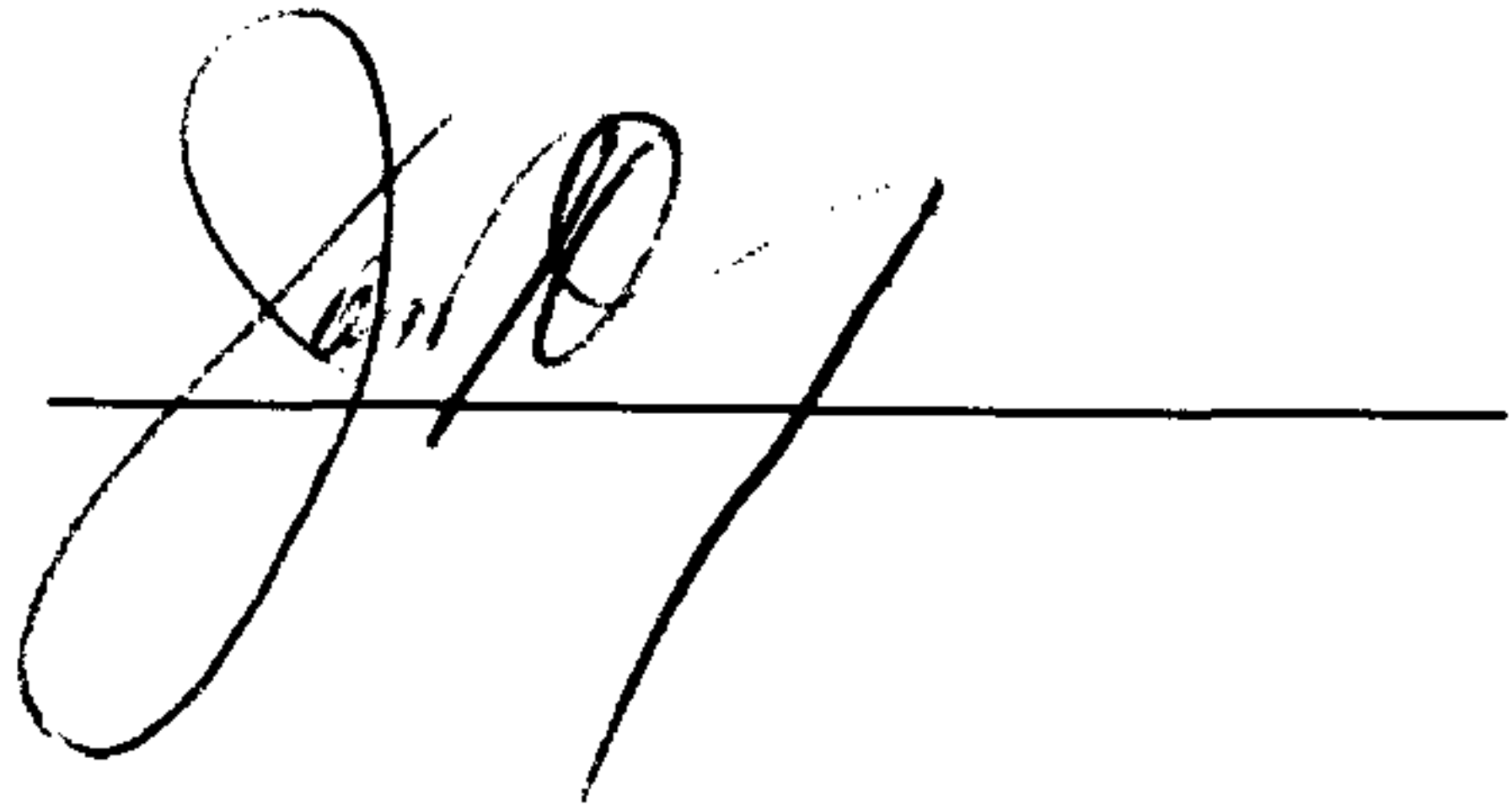
SUBJECT TO: (1) Current taxes; (2) Easements/Rights of way as recorded in Deed Book 76, Page 307; Deed Book 169, Page 19 and Deed Book 182, Page 56; (3) Easements/Rights of way granted Southern Bell Telephone & Telegraph Company recorded in Deed Book 285, Page 183.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 7th day of August, 2003.

WITNESS:



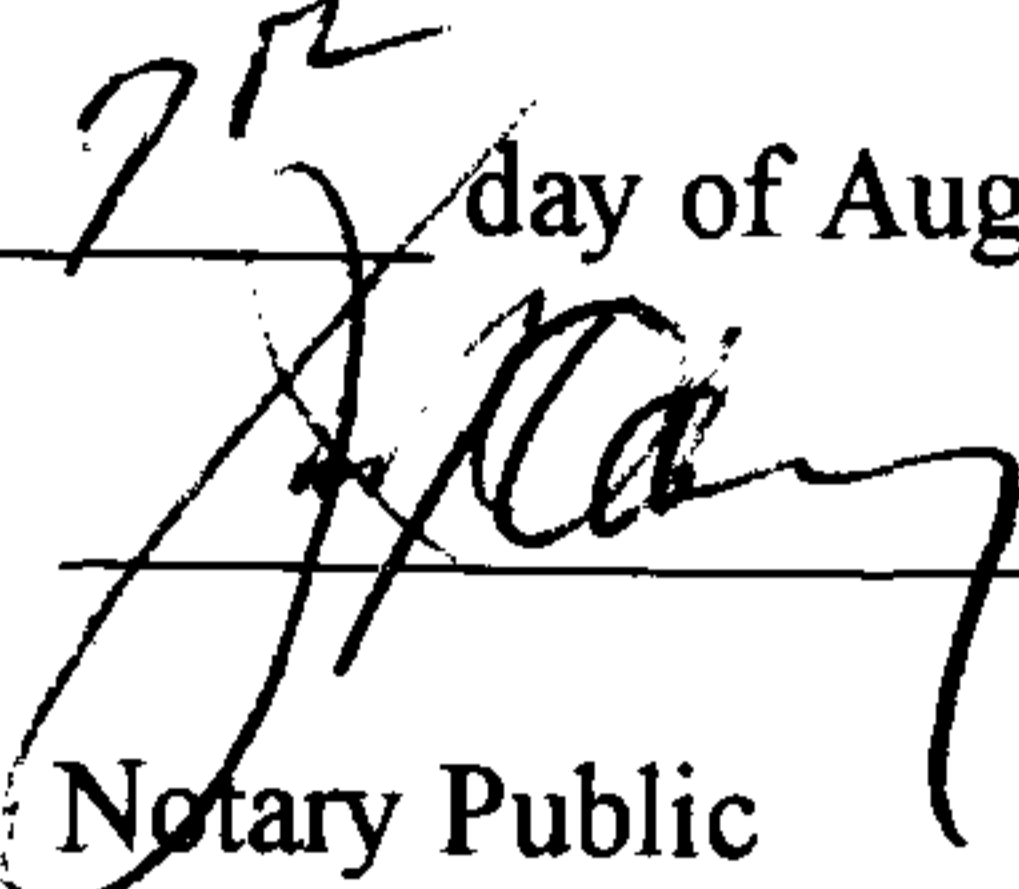
**INDUSTRIAL HEATING AND FINISHING
COMPANY, INC.**

By:


Richard Hendricks
As its Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Hendricks, whose name as Vice President of Industrial Heating and Finishing Company, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 7th day of August, 2003.


Notary Public

My Commission Expires: 14 July 07