

SEND TAX NOTICES TO:

BROADVIEW, INC.
P.O. Box 965,
Pelham, Alabama, 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **James D. Mason, a ~~un~~married man** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **BROADVIEW, INC.** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.


[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23 day of September, 2003.


James D. Mason

[Acknowledgement on Next Page]

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of September, 2003.


NOTARY PUBLIC

My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT

Grantor: James D. Mason
Grantee: BROADVIEW, INC.

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 20 South, Range 3 West, City of Helena, Shelby County, Alabama and being more particularly described as follows:

Beginning at the Southeast corner of Lot 40 of a Resurvey of Village Parish a Townhome Community as recorded in Map Book 24, Page 75, said point being the point of beginning; thence South 06 degrees 29 minutes 53 seconds West, a distance of 19.67 feet; thence South 88 degrees 00 minutes 00 seconds East, a distance of 250.06 feet to a point lying on the Westerly right of way of County Road #95 thence South 06 degrees 04 minutes 06 seconds West along said right of way a distance of 107.20 feet; thence South 50 degrees 27 minutes 47 seconds West a distance of 102.01 feet to a point lying on the Northerly right of way of County Road # 58 thence North 84 degrees 52 minutes 53 seconds West along said right of way a distance of 366.91 feet; thence North 05 degrees 07 minutes 07 seconds East and leaving said right of way a distance of 147.42 feet to point lying on the Southerly right of way of Frances Lane, thence North 89 degrees 38 minutes 38 seconds East, a distance of 89.20 feet to the point of a curve to the right, having a radius of 25.00 feet; a central angle of 48 degrees 11 minutes 22 seconds and subtended by a chord which bears South 66 degrees 15 minutes 51 seconds East a chord distance of 20.41 feet thence along arc and said right of way a distance of 21.03 feet; to the point of curve to the left having radius of 50.00 feet; a central angle of 131 degrees 20 minutes 24 seconds and subtended by a chord which bears North 72 degrees 10 minutes 03 seconds East a chord distance of 91.12 feet thence along arc and said right of way a distance of 113.89 feet to the Point of Beginning.

SUBJECT TO: i) taxes and assessments for the year 2003, a lien but not yet payable; ii) right of way granted to Shelby County recorded in Volume 271, page 731 and Volume 271, page 734; and iii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.