

SEND TAX NOTICES TO:

MIRAJ, INC.
4570 Highway 25 East,
Montevallo, Alabama, 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MOORE OIL CO., INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **MIRAJ, 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.]

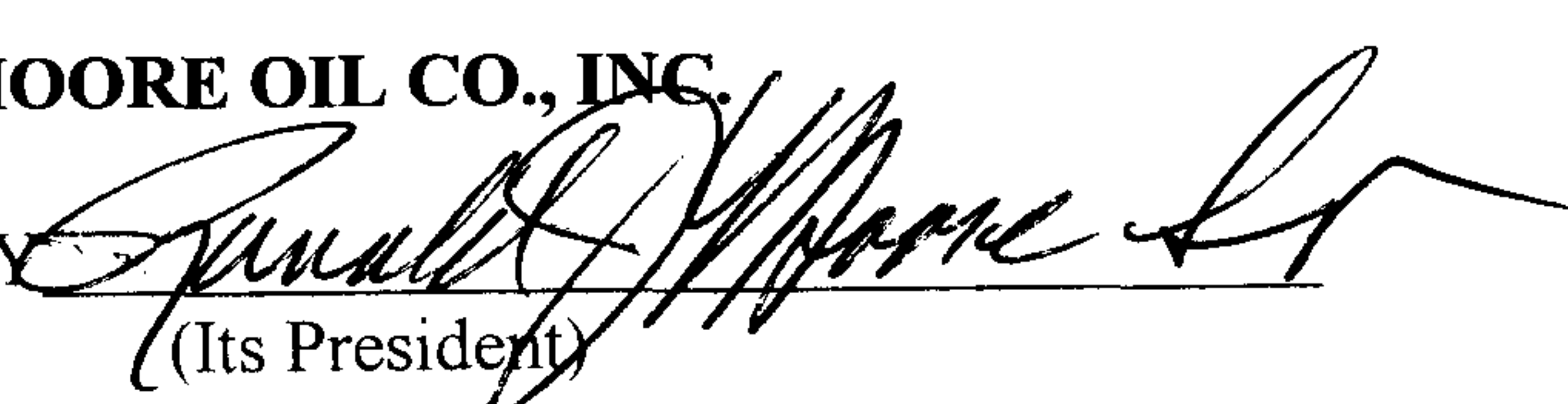
TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

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 6 day of October, 2003.

MOORE OIL CO., INC.

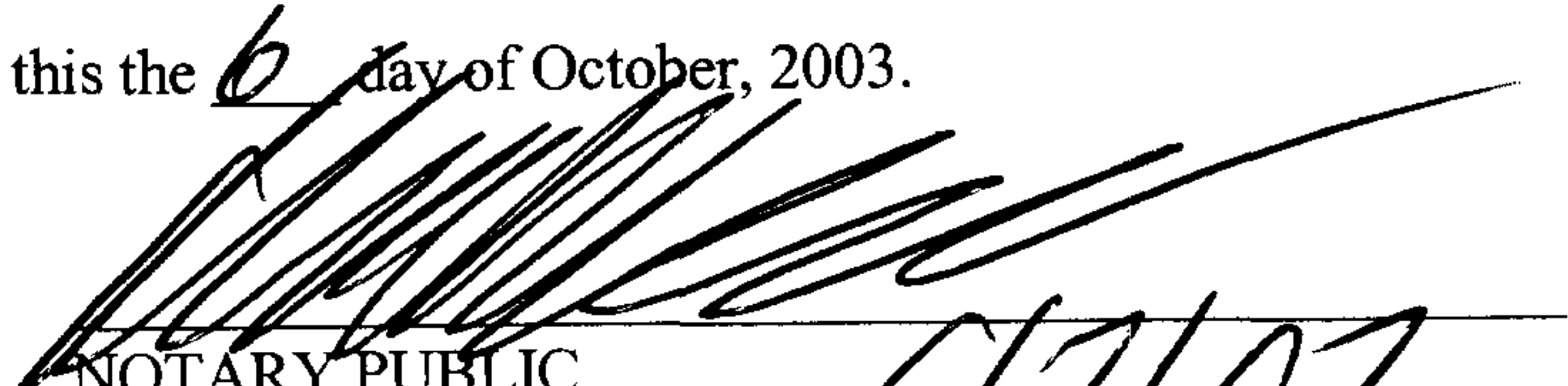
BY


(Its President)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald G. Moore, Sr., whose name as President of MOORE OIL CO., INC., a corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 6 day of October, 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: MOORE OIL CO., INC.
Grantee: MIRAJ, INC.

Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 23, Township 21 South, Range 3 West and run Westerly along South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 8.6 feet; thence turn right 98 degrees 43 minutes and run Northerly 272.20 feet to a point on the Westerly right-of-way of Alabama Highway 119, said point also being the Point of Beginning; thence continue along last described course and along said right-of-way, 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Southwesterly 250.00 feet; thence turn left 79 degrees 08 minutes 06 seconds and run Southwesterly 190.00 feet; thence turn left 100 degrees 51 minutes 54 seconds and run Northeasterly 250.00 feet to the point of beginning.

Situated in Shelby County, Alabama

SUBJECT TO: i) taxes due and payable October 1, 2003; ii) coal, oil gas and other mineral interests in, to or under the land herein described which are not owned by Grantor/Mortgagor; iii) transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 79, Deed Book 126, page 174, and Deed Book 151, page 96; iv) right of way to Shelby County recorded in Deed Book 126, page 163; v) Permit to Alabama Power Company recorded in Real Book 167, page 276.