

SEND TAX NOTICES TO:
ICON INVESTMENTS, INC.
11919 Highway 43,
Vandiver, Alabama, 35176

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Thirty Thousand and 00/100 Dollars (\$530,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **SANOIL, INC.** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **ICON INVESTMENTS, INC.** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


[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 does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

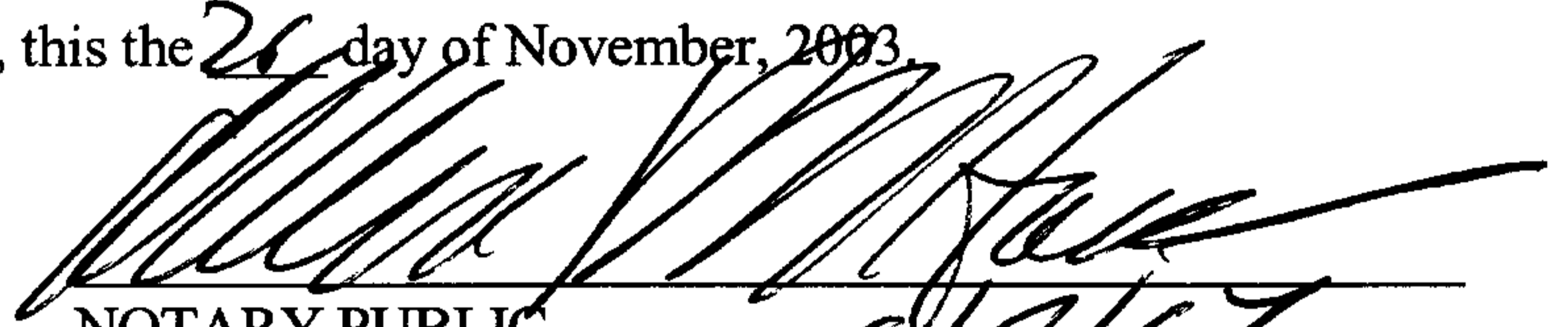
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 26 day of November, 2003.

SANOIL, 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 Pat Sanford, whose name as President of SANOIL, 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 26 day of November, 2003.



NOTARY PUBLIC
My Commission Expires: 01/1/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

A part of Lots 6 and 7, according to the Theo Sparks Survey of the town of Vandiver, as recorded in Map Book 3, page 45, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Beginning at the point of intersection of the Northwesterly right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad; thence run Northwesterly along said Northerly railroad right of way line for a distance of 107.70 feet to a point; thence turn a left interior angle of $91^{\circ}59'25''$ and run Northeasterly 94.63 feet to a point on the Southwest right of way line of Alabama Highway No. 25; thence turn a left interior angle of $89^{\circ}22'41''$ to the tangent of a curve to the left, said curve having a radius of 1,077.07 feet and a central angle of $3^{\circ}07'41''$ and run 58.80 feet along said Southwesterly right of way line and the arc of said curve to a point; thence turn a left interior angle of $120^{\circ}19'05''$ from tangent to a right of way corner transition line and run Southerly along said line 100.02 feet to a point on the Northwesterly right of way line of Shelby County Highway No. 43; thence turn a left interior angle of $127^{\circ}47'57''$ and run 16.21 feet along said right of way line of Highway No. 43 to the point of beginning.

And Also:

PARCEL I:

Commence at the intersection of the Northwesterly right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad and run in a Northeasterly direction for a distance of 16.21 feet to the point of beginning; thence continue along last described course for a distance of 10.68 feet; thence turn a deflection angle to the left of $52^{\circ}12'03''$ and run in a Northerly direction for a distance of 88.60 feet to the beginning of a curve to the right, said curve having a radius of 1077.07 feet, a central angle of $00^{\circ}31'07''$, a chord length of 9.75 feet and an interior chord angle of $120^{\circ}03'32''$; thence run in a Northwesterly direction along arc of said curve for a distance of 9.75 feet; thence turn an interior angle to the right from chord of said curve $59^{\circ}56'28''$ and run in a Southerly direction along transition line for a distance of 100.02 feet to a point on the Northwesterly right of way line of Shelby County Highway No. 43 and the point of beginning.

And a Perpetual Easement Over:

PARCEL II:

Commence at the point of intersection of the Northwesterly right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad and run in a Northeasterly direction for a distance of 26.88 feet; thence turn a deflection angle to the left of $52^{\circ}12'03''$ and run in a Northerly direction for a distance of 49.55 feet to the point of beginning; thence continue along last described course for a distance of 30.93 feet; thence turn a deflection angle to the right of $115^{\circ}35'21''$ and run in a Southeasterly direction for a distance of 50.44 feet; thence turn a deflection angle to the right of $90^{\circ}06'30''$ and run in a Southwesterly direction for a distance of 28.08 feet; thence turn a deflection angle to the right of $90^{\circ}10'26''$ and run in a Northwesterly direction for a distance of 37.03 feet to the point of beginning.