

Send Tax Notice to:
Silverstar Management Corporation
2511 28th Street, S.W.
Birmingham, Alabama 35211
Attention: G. Bart Rice

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Thousand and No/100 Dollars (\$600,000.00) and other good and valuable consideration to **RICE LAND COMPANY, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by **SILVERSTAR MANAGEMENT CORPORATION**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. 2004 ad valorem taxes, a lien due and payable October 1, 2004.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever.

AND THE GRANTOR DOES, for itself, its successors, executors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, its successors

and assigns, will warrant and defend the same to the said Grantee, its successors and assigns. forever, against the lawful claims of all persons.

NOTE: The property conveyed herein is not the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal as of the 12th day of December, 2003.

“Grantor”

RICE LAND COMPANY, L.L.C.

By 

Name: G. Barton Rice

Title: Authorized Member

STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that G. Barton Rice, whose name as a Member of Rice Land Company, L.L.C., an Alabama limited liability company, 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 the said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and seal, this 12th day of December, 2003.

[NOTARIAL SEAL]



Notary Public

My Commission Expires: 2/13/07

**This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205**

EXHIBIT "A"

PROPERTY DESCRIPTION

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 2 West, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 2 West; thence South $87^{\circ}19'32''$ East a distance of 420.65 feet to the Southwesterly right of way line of Shelby County Highway No. 87 (R.O.W. varies); thence South $24^{\circ}24'46''$ East along said right of way line a distance of 43.90 feet to a point on a curve to the right having a radius of 1,352.39 feet and a central angle of $4^{\circ}12'36''$; thence along said right of way line and the arc of said curve a distance of 99.37 feet, said arc subtended by a chord which bears South $22^{\circ}18'33''$ East a distance of 99.35 feet to the end of said curve; thence South $29^{\circ}56'26''$ East along said right of way line a distance of 97.04 feet to a point on a non-tangent curve to the right having a radius of 1,372.39 feet and a central angle of $2^{\circ}30'18''$; thence along said right of way line and the arc of said curve a distance of 60.00 feet, said arc subtended by a chord which bears South $14^{\circ}48'14''$ East a distance of 59.99 feet to the point of beginning, and to a point on a curve to the right having a radius of 1,372.39 feet and a central angle of $5^{\circ}17'32''$; thence along said right of way line and the arc of said curve a distance of 126.76 feet, said arc subtended by a chord which bears South $10^{\circ}54'19''$ East a distance of 126.72 feet, to a concrete right of way monument, said monument lying on a curve to the right having a radius of 1,372.39 feet and a central angle of $7^{\circ}17'37''$; thence leaving said right of way line and along the arc of said curve a distance of 174.70 feet, said arc subtended by a chord which bears South $4^{\circ}36'45''$ East a distance of 174.59 feet, to the end of said curve; thence South $89^{\circ}02'04''$ West, radial to the last described curve, a distance of 250.00 feet; thence North $7^{\circ}21'03''$ West a distance of 250.00 feet; thence North $77^{\circ}21'24''$ East a distance of 250.00 feet to the point of beginning.