

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

B. Pace Reid
2415 Royal Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$162,500.00) and other good and valuable consideration, to the undersigned grantor, Cindy L. Payne, an unmarried woman, in hand paid by B. Pace Reid, the receipt whereof is hereby acknowledged, the said Cindy L. Payne (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said B. Pace Reid (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of said section; thence South 88 deg. 20 min. 28 sec. East a distance of 164.79 feet to the point of beginning; thence South 86 deg. 19 min. 07 sec. East a distance of 279.42 feet; thence South 43 deg. 18 min. 28 sec. West a distance of 228.67 feet; thence South 25 deg. 03 min. 51 sec. West a distance of 531.62 feet; thence South 16 deg. 26 min. 28 sec. West a distance of 373.79 feet; thence North 02 deg. 17 min. 03 sec. East a distance of 786.36 feet; thence north 36 deg. 39 min. 48 sec. East a distance of 297.55 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Oak Mountain Park Road by instrument recorded in Lis Pendens 5, at Page 254, in the Probate Office; (3) Right of Way granted to State of Alabama by instruments recorded in Inst. No. 1992-23626; Instrument No. 1992-29573 and Instrument No. 1992-29569 in the Probate Office; (4) Easement to South Central Bell as shown by instrument recorded in Deed 353, at Page 788, in the Probate Office; (5) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (6) Less and except any portion of subject land lying within any road right of way; (7) Terms and conditions of the unrecorded lease by and between Cindy Payne and The Lamar Companies as evidenced by the Renewal Lease, dated August 22, 2000, and recorded in Instrument No. 2001-2397 in the Probate Office; (8) Existing sign on the Southeasterly portion of the land; (9) Old Road through the center portion of the land.

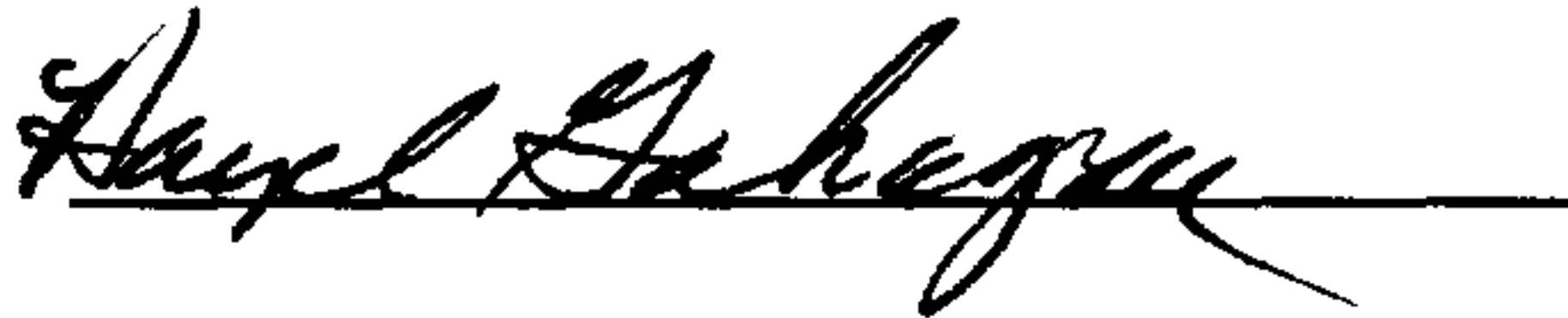
TO HAVE AND TO HOLD to the Grantee, his heirs and assigns, forever.

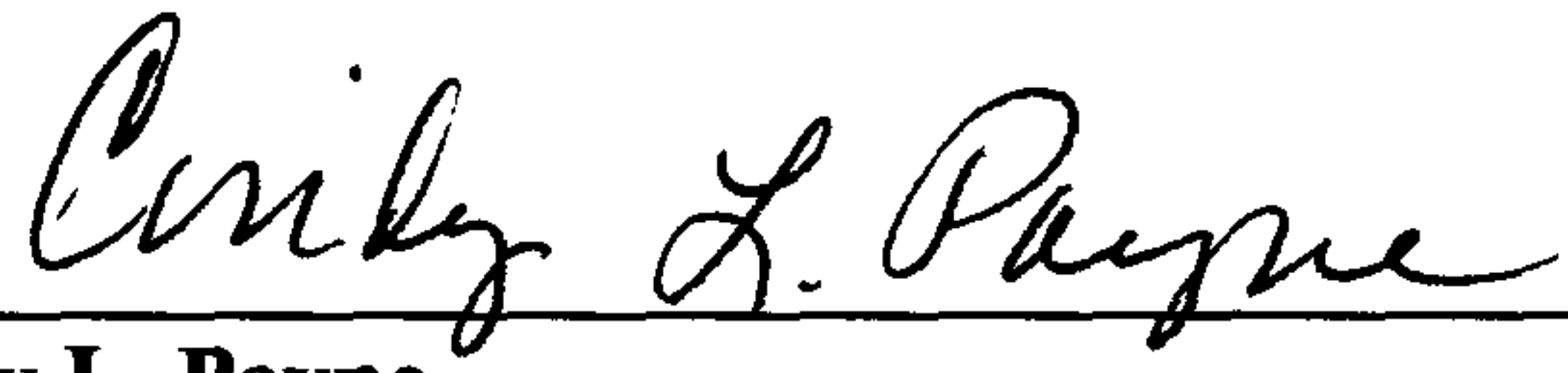
And said Grantor does for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the

same as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the _____ day of January, 2004.

WITNESS:



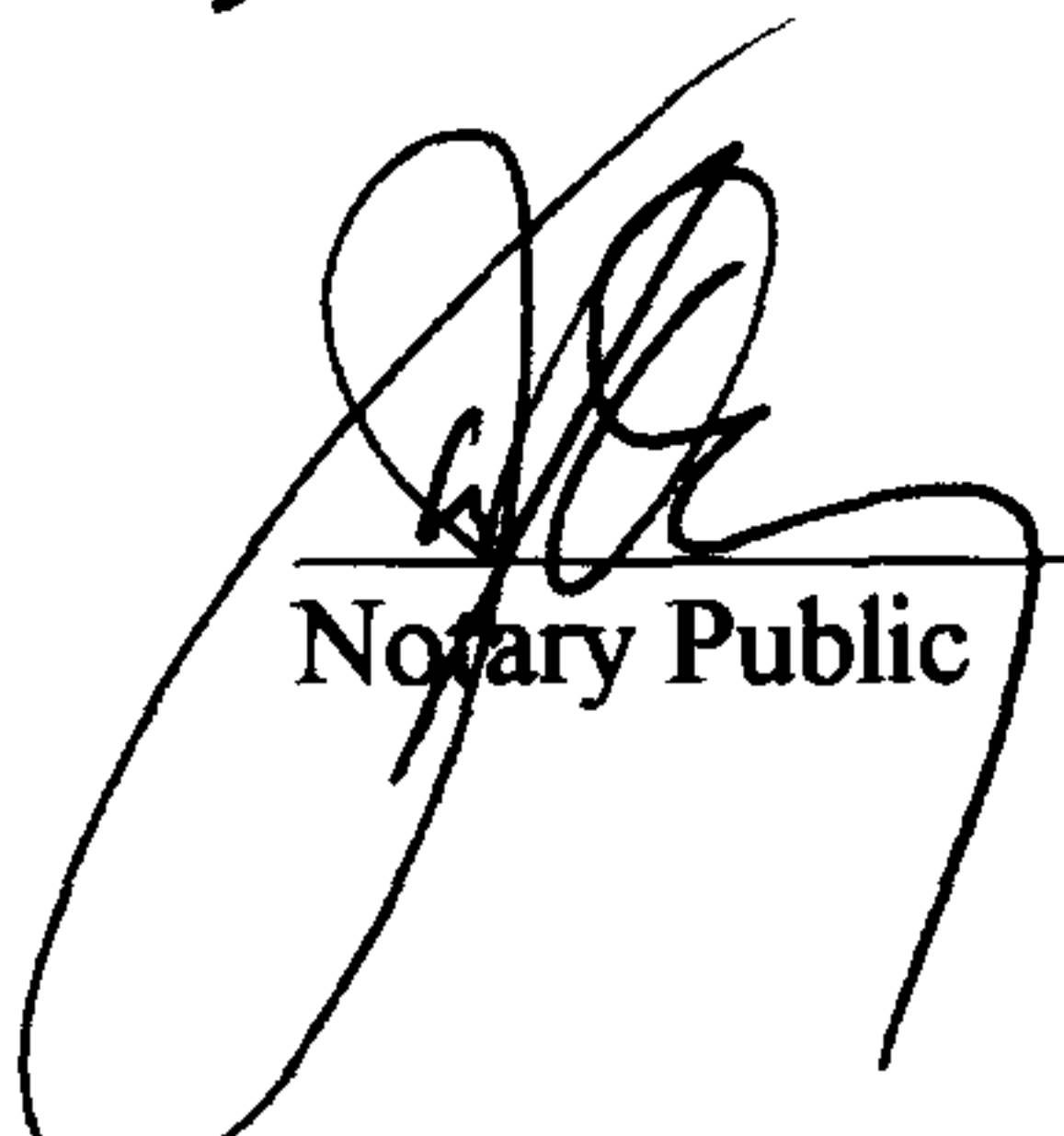


Cindy L. Payne

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy L. Payne, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of January, 2004.



Notary Public

My Commission Expires: 07/14/2007