

THIS INSTRUMENT PREPARED BY:

Michael B. Odom
2100 Third Avenue North, Suite 1100
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Beers Properties, L.L.C.
1504 Verdure Circle
Birmingham, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Hundred Eight Thousand Dollars (\$308,000.00) and other good and valuable consideration to the undersigned grantors, Joe J. Joseph and his wife, Yvonne D. Joseph, ("Grantors"), in hand paid by Beers Properties, L.L.C., an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee an undivided forty percent (40%) interest in that certain real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto.

SUBJECT, HOWEVER, to the following

1. Ad valorem taxes for the year 2004 and subsequent years which are not yet due and payable;
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 126, page 172, in the Probate Office of Shelby County, Alabama;
3. Right of way to Shelby County, recorded in Volume 216, page 584, in the Probate Office of Shelby County, Alabama;

Together with all and singular the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits belonging to or in any manner appertaining to such property;

This property does not constitute the homestead of the Grantors herein.

\$248,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

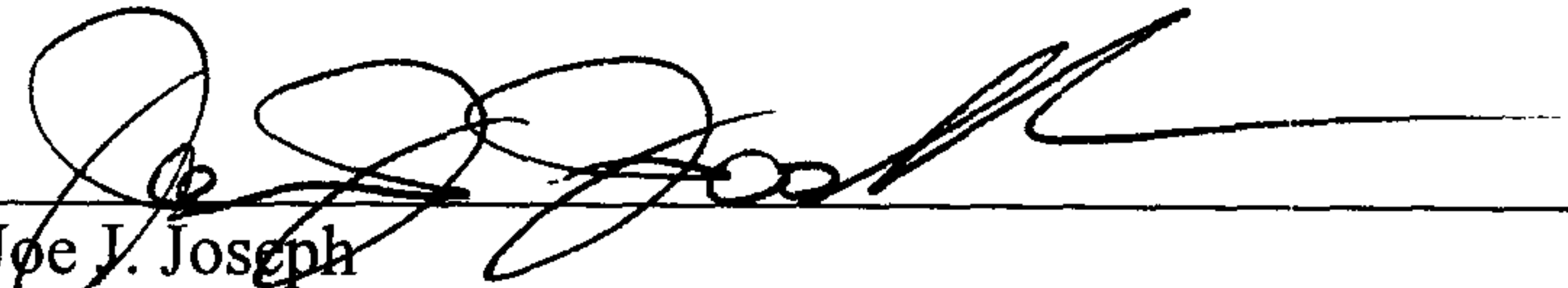
TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns forever.

Corley Monahan

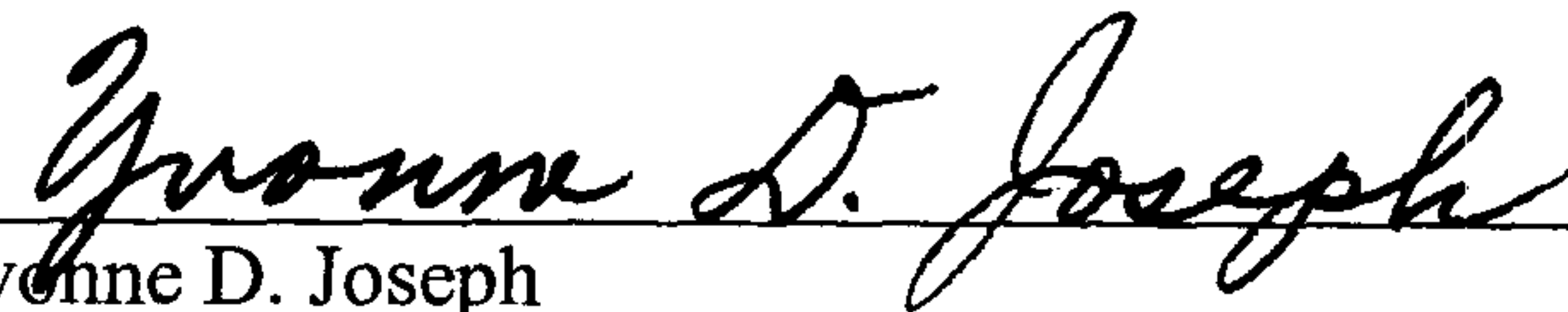
This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantors, express or implied, except as against acts done or suffered by the Grantors that are not specifically excepted herein.

IN WITNESS WHEREOF, Grantors have caused this Statutory Warranty Deed to be executed on this the 26 day of February, 2004.

GRANTORS:



Joe J. Joseph



Yvonne D. Joseph

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and seal, this 26 day of February, 2004.



NOTARY PUBLIC

My Commission Expires: 10-2-04

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and seal, this 26 day of February, 2004.



NOTARY PUBLIC

My Commission Expires: 10-2-04

EXHIBIT A

(legal description of subject property)

Property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West; thence run South $0^{\circ}52'06''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 80.72 feet to a point, said point being on the South right of way line of County Road 26 (80 foot right of way), said point also being the point of beginning; thence run South $86^{\circ}20'40''$ East along said right of way line 131.28 feet to a point, said point being the beginning of a curve to the left, said curve having a central angle of $2^{\circ}11'54''$ and a radius of 2135.09 feet, said curve being subtended by a chord which bears South $87^{\circ}26'37''$ East a distance of 81.91 feet; thence run Easterly along the arc of said curve and along said right of way 81.92 feet; thence run South $0^{\circ}52'06''$ West 201.20 feet; thence run North $89^{\circ}07'54''$ West 213.00 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North $0^{\circ}52'06''$ East along said West line, 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.