

This instrument was prepared by:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:
Five Star Properties, LLC
270 Yeager Parkway
Pelham, AL 35124

QUITCLAIM DEED

Based on
\$1000. consid.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) And Other Good and Valuable Consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Charles G. Kessler, Jr., a married man, hereby remises, releases, quit claims, grants, sells, and conveys to Five Star Properties, LLC, a limited liability company, (hereinafter called the Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3AD, according to the Resurvey of Lot 3AA of a Resurvey of Lot 3A of a Resurvey of Lots 3, 4 and 5 of Cambrian Valley Office Park, as recorded in Map Book 28, Page 99, in the Probate Office of Shelby County, Alabama.

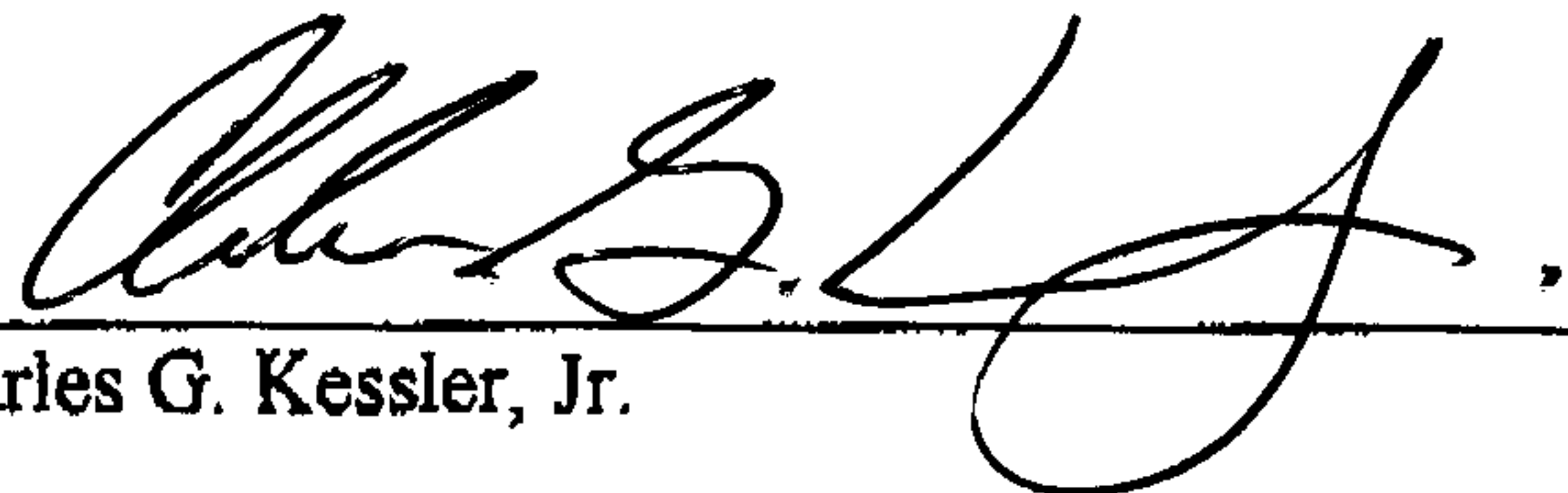
Subject to:

1. Ad valorem taxes for the current tax year, 2003.
2. Restrictions as shown on recorded map.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 242, Page 952 and Deed Book 248, Page 842.
4. Easement to Plantation Pipeline recorded in Deed Book 112, Page 217 and Deed Book 254, Page 323.
5. Right(s) of way to Shelby County, as recorded in Deed Book 101, Page 263.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Real Volume 367, Page 478.
7. Easement recorded in Instrument #1999-47308 and Instrument #1999-43571.
8. 10 foot waterline easement along the Northerly lot line; Plantation Pipeline Gas Easement of variable width running East and West across the Northerly portion of said lot, all as shown on recorded map.

The property described herein is not the homestead of Charles G. Kessler, Jr. or his spouse.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hand and seal, this _____ day of February, 2004.

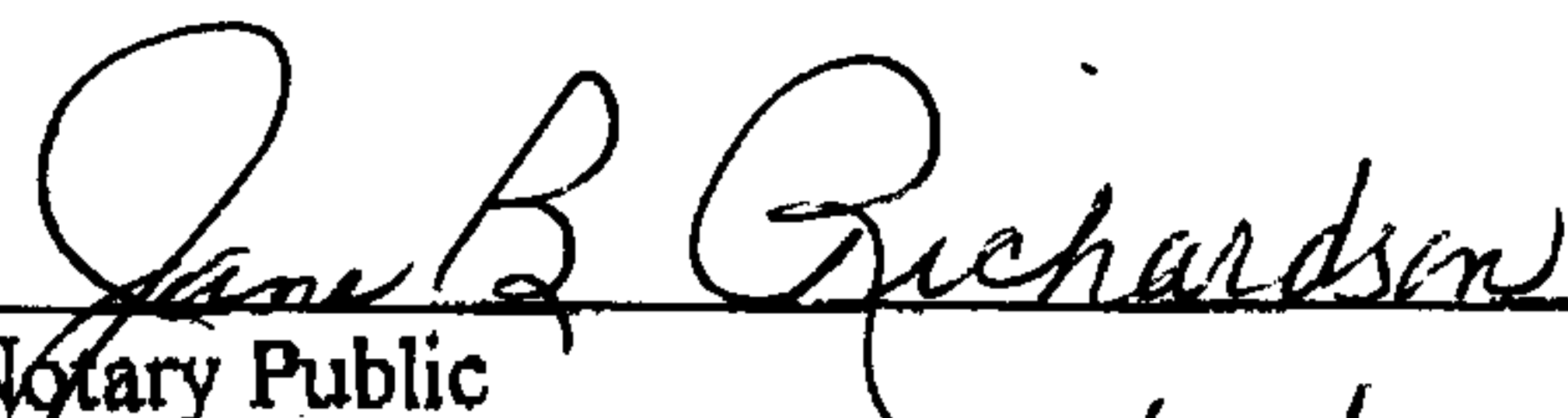


Charles G. Kessler, Jr.

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles G. Kessler, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2004.



Notary Public
My commission expires: 3/13/04