

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of March 25, 2004 by **COMPASS BANK** (the "Grantor"), an Alabama state banking corporation, to **E.R. DEVELOPMENT, INC.**, an Alabama corporation (the "Grantee").

RECITALS:

KNOW ALL MEN BY THESE PRESENTS, that Weatherly Partners, L.L.C., did, on to-wit, the 23rd day of November 1999, execute a mortgage (herein, the "Mortgage") to Grantor which Mortgage is recorded in Instrument Number 1999/48510 in the office of the Judge of Probate of Shelby County, Alabama, as modified on August 11, 2000, the modification agreement being recorded on August 21, 2000, in Instrument Number 2000/28450 and re-filed in Instrument No. 2003-19191 in the office of the Judge of Probate of Shelby County, Alabama, covering and concerning the real property described in Exhibit "A" hereto (herein, the "Property");

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Grantor did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notices of two foreclosures of the Mortgage pursuant to Section 35-10-15 of the Alabama Code (1975);

WHEREAS, on October 1, 2003 and November 10, 2003, the days on which the foreclosure sales were due to be held under the terms of the notices, between the legal hours of sale, said foreclosure sales were duly and properly conducted, and Grantor did offer for sale and did sell at public outcry the Property in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama;

WHEREAS, the highest and best bids obtained for the Property were the bids of Grantor in the aggregate amount of ONE MILLION TWO HUNDRED THREE THOUSAND SIXTY AND 81/100 Dollars (\$1,203,060.81), which sum was offered to be credited against the indebtedness secured by the Mortgage, and the Property was thereupon sold to Grantor pursuant to two Mortgage Foreclosure Deeds recorded in Instrument Nos. 20031001000662370 & 20031112000748390 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, Grantee desires to purchase the Property for ONE MILLION THREE HUNDRED FORTY THOUSAND Dollars (\$1,340,000.00).

NOW, THEREFORE, in consideration of the premises recited above, the sum of good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is acknowledged, the Grantor does by these presents grant, bargain, sell and convey to the Grantee the Property, together with all of the rights, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in any way appertaining, to the use and benefit of the Grantee and its successors and assigns, forever, subject only to the matters set forth on **Exhibit "B"** attached hereto and incorporated by reference (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the date first shown above.

GRANTOR:

COMPASS BANK, an Alabama state banking corporation

By: [Signature]
Its: Vice President

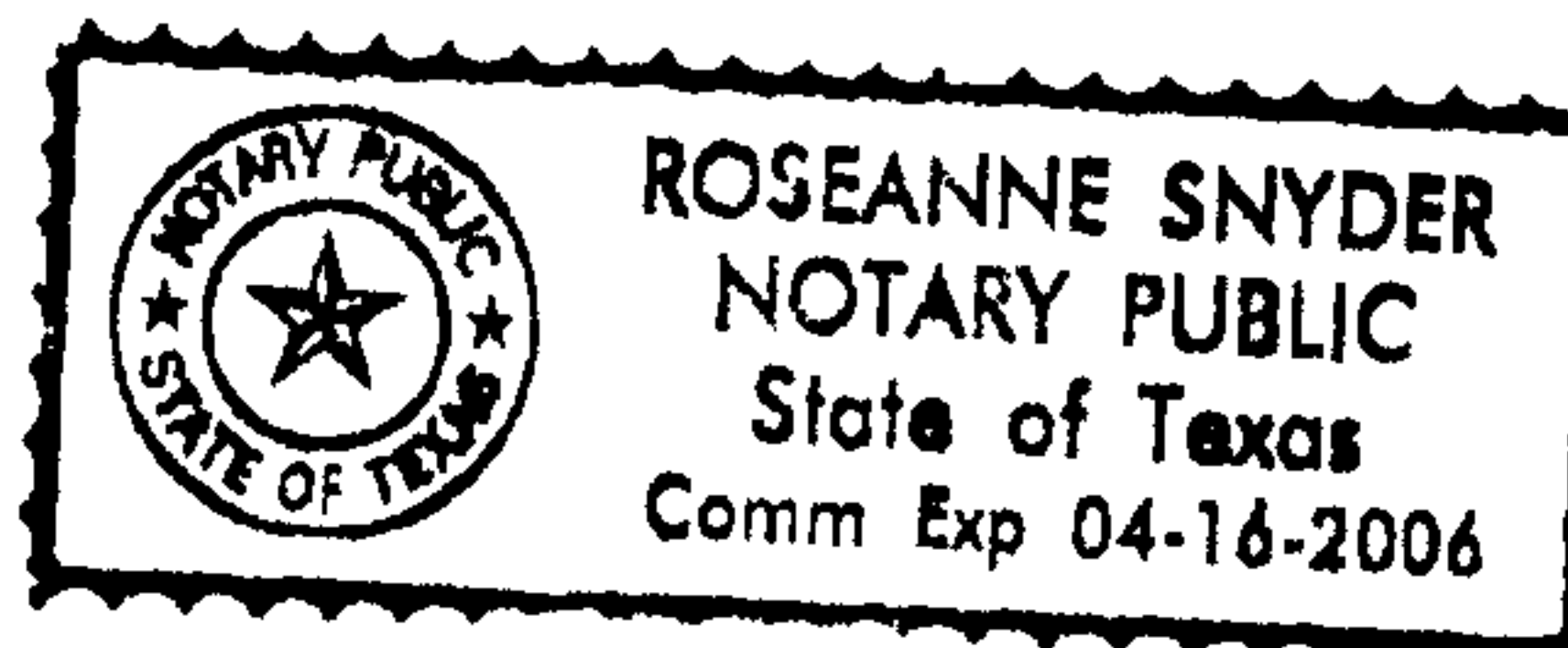
STATE OF Texas)
HARRIS COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ken Goedeke, in his capacity as Vice President of Compass Bank, an Alabama state banking corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25 day of March, 2004.

[SEAL]

[Signature]
Notary Public
My Commission Expires: 4-16-2006



Prepared by:
Walter H. McKay, Esq.
Walston, Wells, Anderson & Bains, LLP
1819 Fifth Avenue North, Suite 1100
Birmingham, Alabama 35203
205-244-5200

EXHIBIT A

Parcel 1

Part of Section 31 and part of Section 32, both in Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the most Southerly corner of Lot 1331, Amended Map of Weatherly Wixford Forest-Sector 13, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 22, Pages 23 A and B, run in a Northeasterly direction along the Southeast line of Lots 1331, 1332, 1333, 1334, 1335 and 1336 for a distance of 1075.0 feet to an existing iron rebar being the most Easterly corner of said Lot 1336; thence turn an angle to the right of 2 degrees 0 minutes and run in a Northeasterly direction along the Southeast lines of Lots 1337 and 1338 for a distance of 490.0 feet to an existing iron rebar; thence turn an angle to the left of 11 degrees 53 minutes 31 seconds and run in a Northeasterly direction along the Southeast lines of Lots 37, 38, 39, 40, 41 of Weatherly Windsor Sector 11, as recorded in the Office of the Judge of Probate, Shelby County, in Map Book 18, Page 80, and also the Southeast line of Lot 42, A Resurvey of Lots 41, 42 and 43, Weatherly Windsor Sector 11, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 18, page 84, for a distance of 1378.99 feet to an existing iron rebar; thence turn an angle to the left of 29 degrees 59 minutes 17 seconds and run in a Northerly direction along the East line of said Lot 42 and Lot 43 of A Resurvey of Lots 41, 42 and 43, Weatherly Windsor Sector 11 for a distance of 141.95 feet; thence turn an angle to the right of 89 degrees 52 minutes 48 seconds and run in an Easterly direction along the South line of Lot 43 of said subdivision for a distance of 154.29 feet; thence turn an angle to the left of 90 degrees 00 minutes 28 seconds and run in a Northerly direction along the East line of said Lot 43 and along the East line of Lots 48, 49, 50 and 51 of Weatherly Windsor Sector 11, as recorded in Map Book 18, Page 80 for a distance of 1311.82 feet; thence turn an angle to the right of 96 degrees 41 minutes 40 seconds and run in an Easterly direction along the South line of Lot 113, Weatherly Windsor Sector 8, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, Page 110 for a distance of 374.31 feet to an existing iron pin; thence turn an angle to the right of 0 degrees 10 minutes 06 seconds and run in an Easterly direction along the South line of Lot 112 of said Weatherly Windsor Sector 8 for a distance of 310.11 feet to an existing iron pin; thence turn an angle to the left of 0 degrees 19 minutes 38 seconds and run in an Easterly direction along the South line of Lot 109, Weatherly Oxford Sector 10, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 38, for a distance of 225.29 feet to an existing iron pin; thence turn an angle to the left of 0 degrees 03 minutes 35 seconds and run in an Easterly direction for a distance of 63.19 feet to an existing iron pin; thence turn an angle to the right of 0 degrees 12 minutes 54 seconds and run in an Easterly direction along the South line of Lot 108, Weatherly Oxford Sector 10, as recorded in Map Book 9, Page 38, for a distance of 240.0 feet to an existing iron pin; thence turn an angle to the right of 0 degrees 31 minutes 47 seconds and run in an Easterly direction for a distance of 450.38 feet to an existing iron rebar; thence turn an angle to the left of 0 degrees 39 minutes 28 seconds and run in an Easterly direction for a distance of 314.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 115 degrees 48 minutes 11 seconds and run in a Southwesterly direction for distance of 1,914.62 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 59 degrees 12 minutes 48 seconds and run in a Southeasterly direction for a distance of 219.08 feet to a point on a curve, said curve being concave in an Northwesterly direction, having a central angle of 9 degrees 04 minutes 34 seconds and a radius of 1,440.28 feet; thence turn an angle to the right (90 degrees to the tangent) and run in a Southwesterly direction along the arc of said curve for a distance of

228.15 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 827.97 feet to the point of beginning of a new curve, said curve being concave in a Southeasterly direction and having a central angle of 20 degrees 13 minutes 34 seconds and a radius of 604.44 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 213.37 feet to the point of ending of said curve and the point of beginning of a new curve, said newest curve being concave in a Southeasterly direction and having a central angle of 49 degrees 38 minutes 38 seconds and a radius of 639.13 feet; thence turn an angle to the left and run in a Southwesterly and Southerly direction along the arc of said curve for a distance of 553.77 feet to the point of ending of said curve; thence run in a Southerly direction along a line tangent to the end of said curve for a distance of 490.39 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of 37 degrees 06 minutes 32 seconds and a radius of 481.06 feet; thence turn an angle to the right and run in a Southerly and Southwesterly direction along the arc of said curve for a distance of 311.57 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 1,302.67 feet to the point of beginning of another curve, said curve being concave in a Northwesterly direction and having a central angle of 31 degrees 51 minutes 26 seconds and a radius of 345.35 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 192.02 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 12.07 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of 24 degrees 59 minutes 01 seconds and a radius of 366.22 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 159.69 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 248.82 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of 13 degrees 15 minutes 37 seconds and a radius of 442.61 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 102.43 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 191.62 feet to the point of beginning of a curve, said curve being concave in a Northerly direction and having a central angle of 34 degrees 25 minutes 37 seconds and a radius of 272.08 feet; thence turn an angle to the right and run in a Westerly direction along the arc of said curve for a distance of 163.49 feet to the point of ending of said curve; thence run in a Westerly direction along a line tangent to the end of said curve for a distance of 20.11 feet to the point of beginning of a new curve, said newest curve being concave in a Southerly direction and having a central angle of 14 degrees 13 minutes 31 seconds and a radius of 571.06 feet; thence turn an angle to the left and run in a Westerly direction along the arc of said curve for a distance of 141.78 feet to the point of ending of said curve; thence run in a Westerly direction along a line tangent to the end of said curve for a distance of 147.54 feet to the point of beginning of a new curve, said curve being concave in a Northeasterly direction and having a central angle of 87 degrees 42 minutes 40 seconds and a radius of 466.35 feet; thence turn an angle to the right and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 713.91 feet to the point of ending of said curve; thence run in a Northerly direction along a line tangent to the end of said curve for a distance of 250.0 feet to a point at the end of a road right-of-way for Weatherly Club Drive; thence turn an angle to the right of 90 degrees and run in an Easterly direction along the end of said road right-of-way for a distance of 60.0 feet; thence turn an angle to the right of 90 degrees and run in a Southerly direction for a distance of 250.0 feet to the point of beginning of a curve, said curve being concave in a Northeasterly direction and having a central angle of 50 degrees 22 minutes 26 seconds and a radius of 406.35 feet; thence turn an angle to the left and run in a

Southerly and Southeasterly direction along the arc of said curve for a distance of 357.26 feet; thence turn an angle to the left of (90 degrees 38 minutes 29 seconds to tangent) and run in a Northeasterly direction for a distance of 360.06 feet to an existing iron rebar; thence turn an angle to the right of 7 degrees 59 minutes 59 seconds and run in a Northeasterly direction for a distance of 552.73 feet to an existing iron rebar being on the Southeast line of Lot 1323 of said Amended Map of Weatherly Wixford Forest-Sector 13; thence turn an angle to the right of 2 degrees 33 minutes 44 seconds and run in a Northeasterly direction along the Southeast lines of Lots 1323, 1324, 1325, 1326, 1327, 1328, 1329 and 1330 Amended Map of Weatherly Wixford Forest-Sector 13 for a distance of 786.52 feet, more or less, to the point of beginning.

LESS AND EXCEPT:

Lots 2603, 2605, 2606, 2607, 2611, 2612, 2613, 2614, 2615, 2623, 2624 in Weatherly Highlands, The Ledges — Sector 26 Phase One as recorded in Map Book 26, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT entire survey of Weatherly Highlands, Club Drive — Sector 27 as recorded in Map Book 27, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama, excepts Lots 2719 and 2720.

LESS AND EXCEPT entire survey of Weatherly Highlands, The Cove — Sector 28 —Phase One as recorded in Map Book 27, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT entire survey of Weatherly Highlands The Cove Sector 27 – Phase II, as recorded in Map Book 30, Page 64 and refiled in Map Book 30, Page 92.

INCLUDING THE FOLLOWING PARCELS

Parcel 2

Lot 2605 according to the survey of Weatherly Highlands, The Ledges, Sector 26, Phase One as recorded in Map Book 26, Page 145, in the office of the Judge of Probate of Shelby County, Alabama.

Parcel 3

Lot 2702 according to the survey of Weatherly Highlands, Club Drive, Sector 27, as recorded in Map Book 27, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

1. General and special taxes or assessments for 2004 and subsequent years not yet due and payable.
2. All outstanding rights of redemption in favor of all persons entitled to redeem the property from those certain mortgage foreclosure sales evidenced by Mortgage Foreclosure Deeds dated October 1, 2003, and November 10, 2003, respectively, and recorded as Instruments Nos. 2003-66237 and 2003-74839, respectively, in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Easement for Egress/Ingress and Public Utilities recorded as Instrument No. 1999-47153 in the Probate Office.
5. Restrictive covenants set forth in Declaration of Protective Covenants for Weatherly Highlands, the Ledges - Sector 26 - Phase I dated May 4, 2000 and recorded as Instrument No. 2000-14750 in the Probate Office (Parcel II).
6. Restrictive covenants set forth in Declaration of Protective Covenants for Weatherly Highlands, the Ledges - Sector 27 dated November 9, 2000 and recorded as Instrument No. 2000-38937 in the Probate Office (Parcel III).