

Send tax notice to:
C&A Enterprises, L.L.C.
1100 East Park Drive, Suite 400
Birmingham, AL 35235
Attention: Eugene K. Cole

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **ELLISON PROPERTY ACQUISITION, LLC**, an Alabama limited liability company ("Grantor") by **C&A ENTERPRISES, L.L.C.**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the southwest quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the southeast corner of the southwest quarter of the southwest quarter of Section 19, Township 20 South, Range 2 West, said point being the point of beginning; thence N 89°26'05" W a distance of 515.05 feet to an iron pin set; thence N 00°05'23" E a distance of 1,227.86 feet to an iron pin found; thence S 85°26'13" E a distance of 284.00 feet to an iron pin set; thence N 04°49'18" E a distance of 245.00 feet to an iron pin found, said point lying on the southerly R.O.W. line of Shelby County Highway #52 (variable R.O.W.), said point also being the point of curve of a non tangent curve to the left, having a radius of 1,864.69, a delta of 06°44'58" and subtended by a chord which bears S 74°26'58" E a chord distance of 219.53; thence easterly along the arc and said R.O.W. a distance of 219.66 feet to an iron pin set to the point of curve of a non tangent curve to the left, having a radius of 1,864.69 feet, a delta of 03°57'19", and subtended by a chord which bears S 79°48'07" E a chord distance of 128.70 feet; thence southeasterly along said curve and said R.O.W. a distance of 128.73 feet to an iron pin set; thence S 01°11'00" W, and leaving said R.O.W., a distance of 451.09 feet to an iron pin found; thence N 80°40'50" W a distance of 36.20 feet to an iron pin set; thence S 00°33'35" W a distance of 928.31 feet to an iron pin set; thence N 89°34'06" W a distance of 74.65 feet to an iron pin found to the point of beginning.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2004 and subsequent years, not yet due and payable
2. Easement to City of Pelham recorded in Instrument #1999/18784 and Instrument #1999/18785 in the Probate Office of Shelby County, Alabama
3. That certain mortgage to Compass Bank dated June 4, 2003, in the principal amount of \$1,800,000 recorded as Instrument #20030606000352330 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for and on its behalf as of the 31st day of March, 2004.

ELLISON PROPERTY ACQUISITION, LLC

By Eugene K. Cole
Eugene K. Cole
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eugene K. Cole, whose name as Manager of Ellison Property Acquisition, LLC, 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 said instrument, he, as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 31st day of March, 2004.

Eugene K. Cole
Notary Public

[NOTARIAL SEAL]

My commission expires: May 16, 2006
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 16, 2006
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~