

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SAS PROPERTIES, L.L.C.
2663 VALLEYDALE ROAD
INDIAN SPRINGS, AL 35244

File #S04161

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ED CATES, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SAS PROPERTIES, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

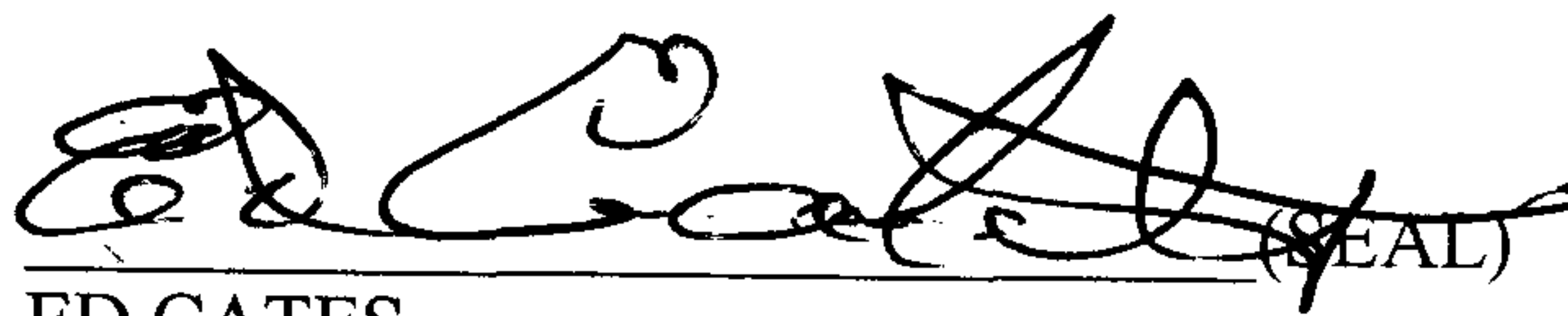
1. Advalorem property taxes for the current tax year, 2004.
2. Easements, restrictions, covenants and reservations of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF SAID GRANTOR'S SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 1st day of April, 2004.

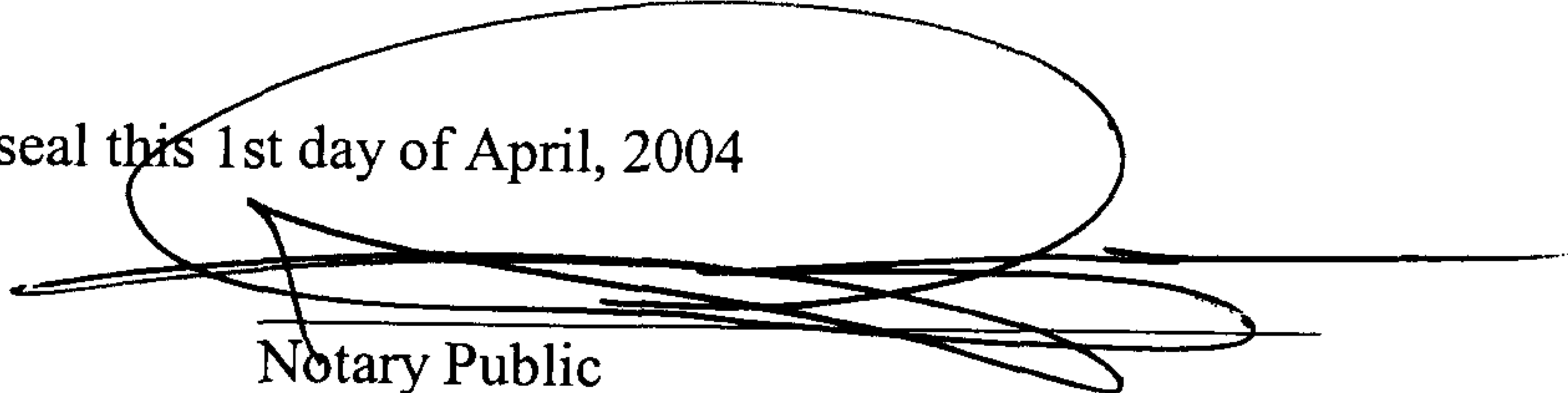

ED CATES

_____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that ED CATES, A MARRIED MAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2004


Notary Public

My commission expires: 11-1-07

EXHIBIT "A"
DESCRIPTION OF PROPERTY

BEGIN AT THE NE CORNER OF LOT 2, OF SUMMERCHASE COMMERCIAL VILLAGE PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 138, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY; THENCE SOUTH 55 DEGREES 3 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 220.76 FEET; THENCE NORTH 34 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 40.44 FEET; THENCE SOUTH 55 DEGREES 3 MINUTES 25 SECONDS WEST A DISTANCE OF 92.35 FEET; THENCE NORTH 34 DEGREES 56 MINUTES 35 SECONDS WEST A DISTANCE OF 139.89 FEET; THENCE NORTH 70 DEGREES 41 MINUTES 30 SECONDS EAST A DISTANCE OF 327.39 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 31; THENCE SOUTH 33 DEGREES 35 MINUTES 56 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 92.12 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a loop.