

This instrument prepared by:
W. Benjamin Johnson
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:
Susan S. Schein
1406 Sutherland Place
Birmingham, Alabama 35209


20040421000205740 Pg 1/4 323.00
Shelby Cnty Judge of Probate, AL
04/21/2004 11:17:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **Kenneth L. Terry**, a married man, and his wife, **Clara H. Terry** (herein collectively referred to as "Grantors") do hereby grant, bargain, sell and convey unto **Susan S. Schein**, an unmarried woman (herein referred to as the "Grantee"), that certain real property (the "Property") situated in Shelby County, Alabama, being more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to encumbrances set forth in Exhibit B attached hereto and made a part hereof.

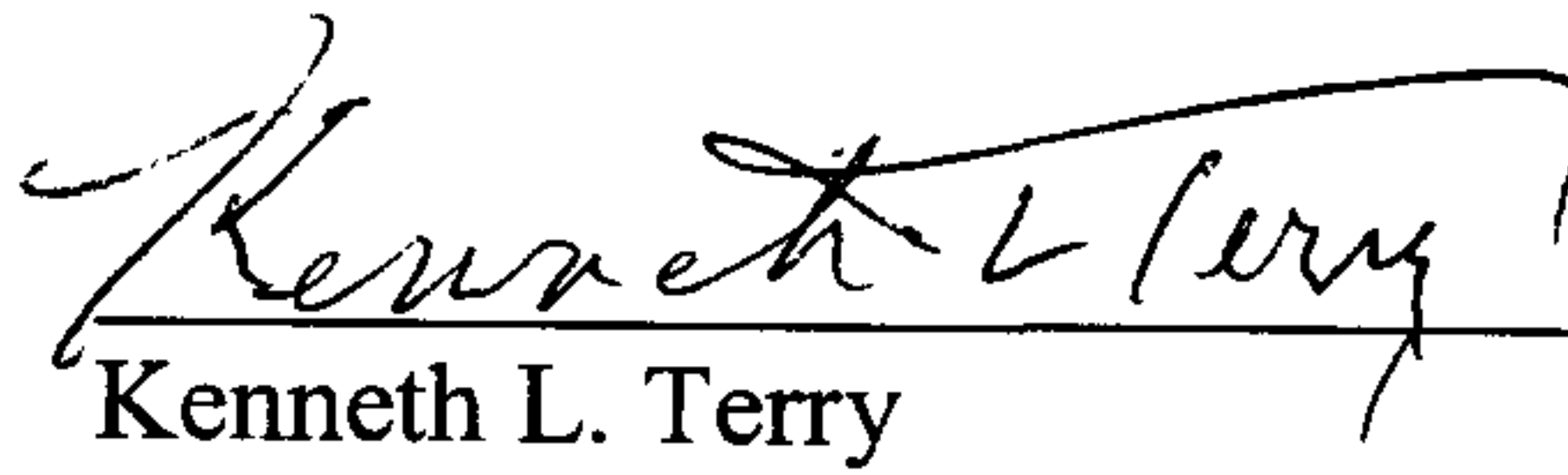
TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever.

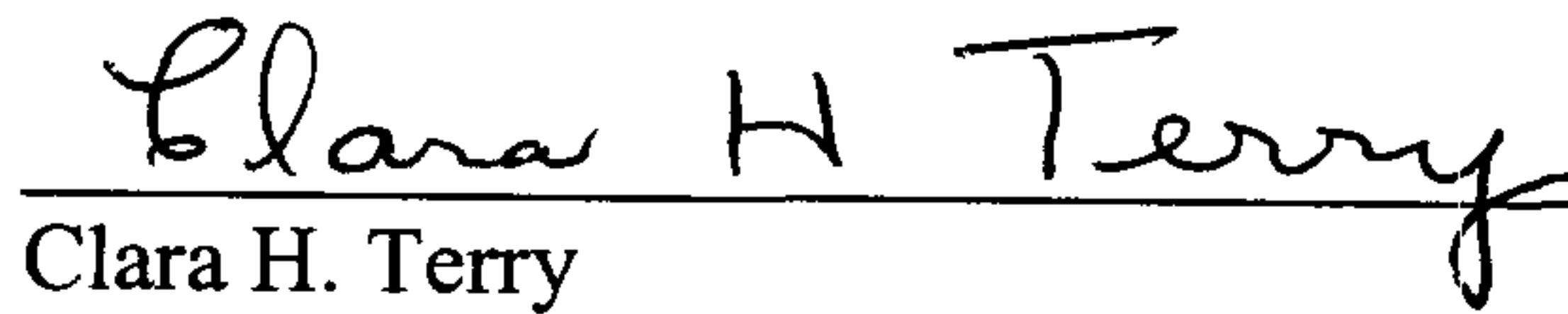
AND the Grantors do, for themselves, their heirs, personal representatives, successors and assigns, covenant with the said Grantee, her heirs, personal representatives, successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they and their heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, her heirs, personal representatives, successors and assigns forever against the lawful claims of all persons.

AND the said Grantors do further warrant unto the said Grantees that no portion of the real estate conveyed hereby constitutes the homestead of any of the Grantors.

A portion of the consideration for this deed in the amount of \$1,500,000.00 is being financed by a note and mortgage executed and filed for record simultaneously herewith.

5th IN WITNESS WHEREOF, the Grantors have executed this conveyance as of this day of March, 2004.

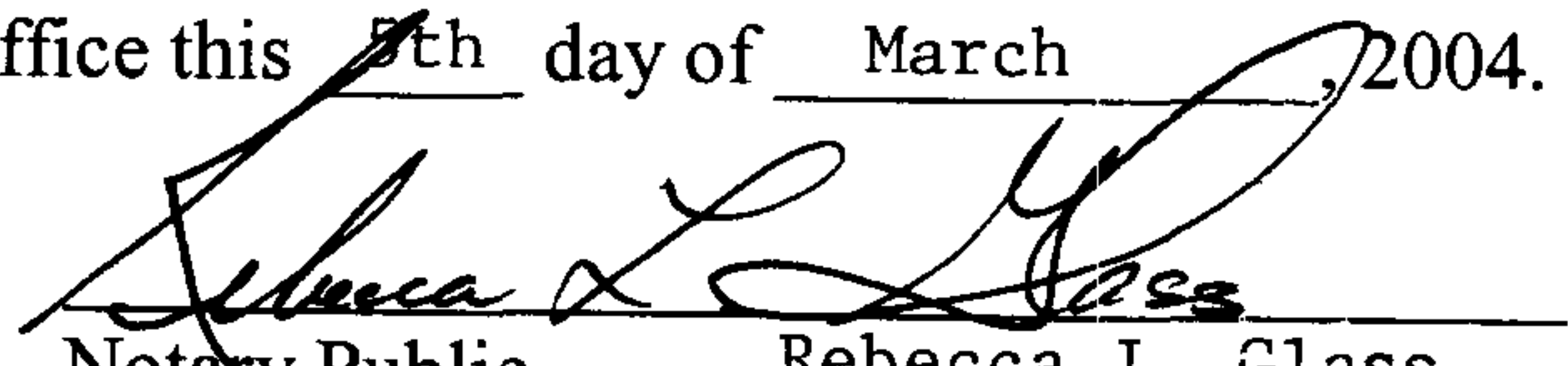

Kenneth L. Terry


Clara H. Terry

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth L. Terry, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing General Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 5th day of March, 2004.


Notary Public Rebecca L. Glass
My Commission Expires: 06/21/07

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clara H. Terry, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing General Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 5th day of March, 2004.

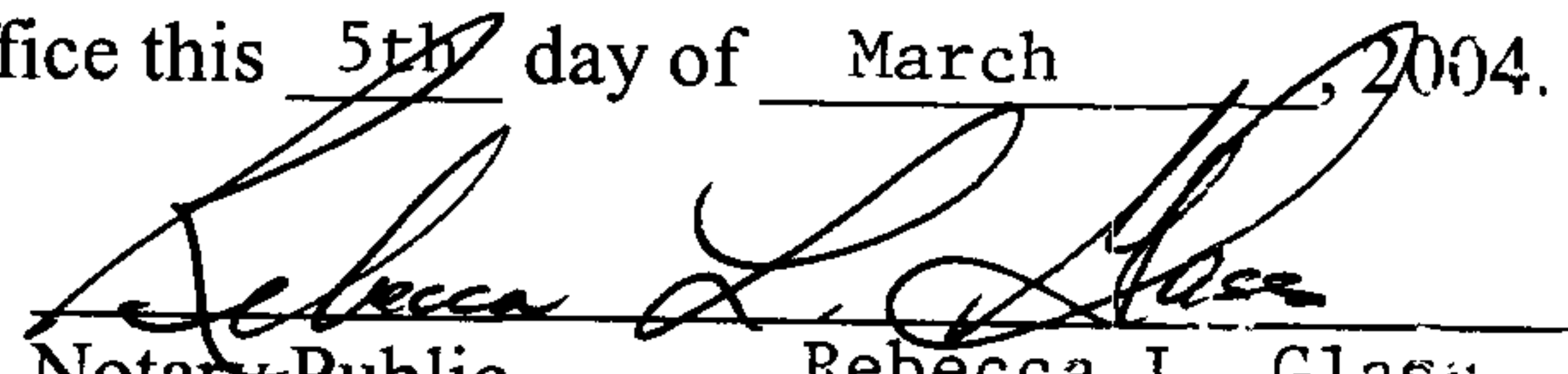

Notary Public Rebecca L. Glass
My Commission Expires: 06/21/07

EXHIBIT A

Legal Description of the Property

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 24, Township 20 South, Range 3 West; thence run in an Easterly direction along the North line of the Northwest quarter of Southwest quarter of Section 24, Township 20 South, Range 3 West, for a distance of 808.01 feet to a point on the Easterly right of way line of U.S. Highway #31 South, said point being the point of beginning; from point of beginning thus obtained, thence turn an angle to the right of 98 degrees 52 minutes 34 seconds and run in a Southwesterly direction along the Easterly right of way line of U.S. Highway #31 South for a distance of 656.59 feet; thence turn an angle of 90 degrees to the left and run in a Southeasterly direction for a distance of 331.71 feet; thence turn an angle to the left of 90 degrees and in a Northeasterly direction for a distance of 656.59 feet; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 331.71 feet to the point of beginning. Situated in Shelby County, Alabama.

EXHIBIT B

20040421000205740 Pg 4/4 323.00
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Permitted Encumbrances

1. Ad valorem taxes due October 1, 2004 and subsequent years.
2. Right of Way Easement to Colonial Pipeline Company as recorded in Deed Book 222, Page 826, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Mineral and mining rights to the extent same were not owned by Grantor.
4. Any portion of property which may be located within the Highway 31 right of way.
5. Any curb or gutter encroachments which may be shown by survey.