

SEND TAX NOTICES TO:

John Grey Andrews
6010 Waterside Drive
Hoover, Alabama, 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Forty Thousand and 00/100 Dollars (\$40,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **James R. Hicks** a(n) (un)married person and **Gary Nichols** a(n) (un)married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **John Grey Andrews** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 12 day of May, 2004.


James R. Hicks


Gary Nichols

By

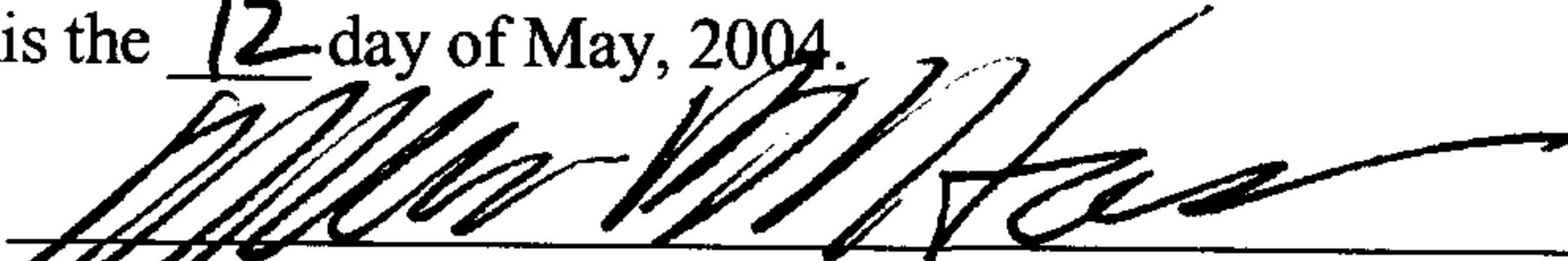
Gary Nichols

(Attorney in Fact)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Hicks, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of May, 2004.



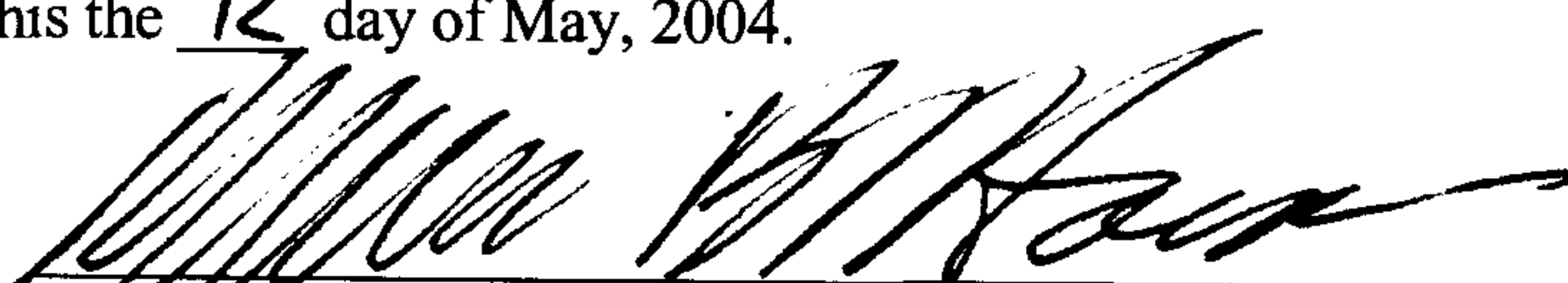
NOTARY PUBLIC

My Commission Expires: 6/7/07

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Hicks, whose name as Attorney in Fact for Gary Nichols, 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 attorney in fact, and with full authority, executed the same voluntarily, as an act of said Gary Nichols, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 12 day of May, 2004.



NOTARY PUBLIC

My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT

Grantor: James R. Hicks and Gary Nichols
Grantee: John Grey Andrews

Commence at the northeast corner of the southeast quarter of the Southwest quarter of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter a distance of 648.91 feet to a steel rebar pin and the point of beginning of the property being described; thence continue along last described course a distance of 646.83 feet to a steel rebar pin on the northeasterly right of way line of interstate 65; thence turn 155 degrees 27 minutes 24 seconds to the right of 724.25 feet to a steel rebar pin; thence turn 116 degrees 49 minutes 30 seconds to the right and run easterly a distance of 301.08 feet to the point of beginning

SUBJECT TO: i) taxes and assessments for the year 2004, a lien but not yet payable; ii) right of way granted to Alabama Power Company recorded in Volume 48, page 596; and iii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.