

SEND TAX NOTICES TO:
T&W REAL ESTATE, LLC
100 Commerce Drive,
Pelham, Alabama, 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Sixty Thousand Dollars (\$1,060,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **James Adams, a ~~()~~ married man** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **T&W REAL ESTATE, LLC** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

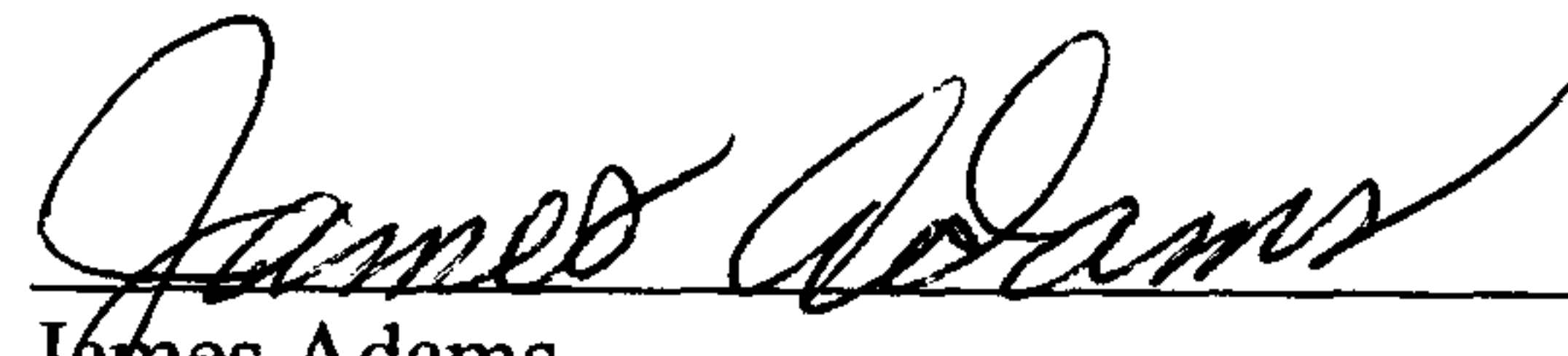
[~~As part of~~ the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its 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 his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

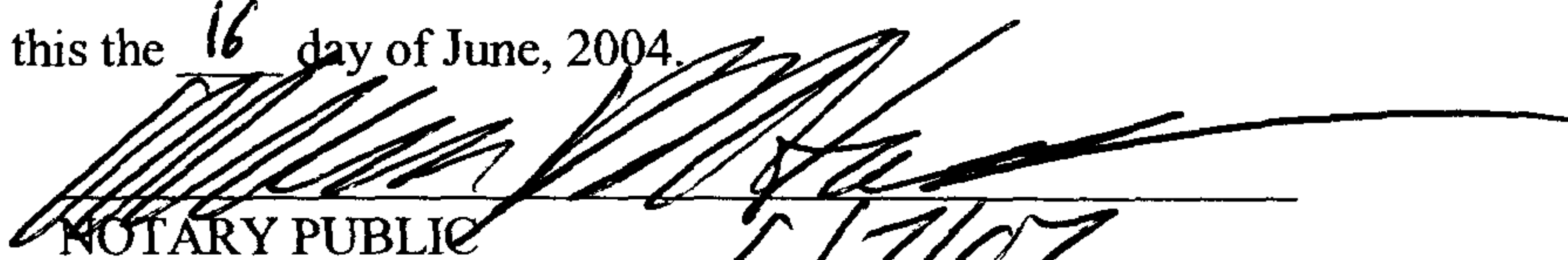
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 16 day of June, 2004.


James Adams

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Adams, 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 16 day of June, 2004.


NOTARY PUBLIC
My Commission Expires: 6/17/07

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 Adams
Grantee: T&W REAL ESTATE, LLC

Beginning at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, and run thence North 88 degrees 36 minutes 56 seconds West along the South line of said Quarter-Quarter a distance of 387.65 feet to a point; thence run North 25 degrees 17 minutes 21 seconds East a distance of 257.84 feet to a point; thence run South 64 degrees 42 minutes 39 seconds East a distance of 70.0 feet to a point on a cul-de-sac curve to the left having a central angle of 81 degrees 59 minutes 40 seconds and a radius of 80.0 feet; thence run along the arc of said cul-de-sac curve an arc distance of 114.49 feet to a point; thence run South 80 degrees 35 minutes 48 seconds East a distance of 368.60 feet to a point on the Westerly right-of-way line of Interstate Highway No. 65-(I-65); thence run South 22 degrees 53 minutes 43 seconds West along said right-of-way line a distance of 47.71 feet to the P.C. of a highway curve to the left having a central angle of 1 degrees 43 minutes 35 seconds and a radius of 5,054.58 feet; thence run along the chord of said highway curve a chord distance of 152.29 feet to a point on the South line of the Northeast Quarter of the Southeast Quarter of same said Section 13; thence run North 88 degrees 36 minutes 56 seconds West along said Quarter-Quarter line a distance of 174.65 feet to the point of beginning.

Situated in Shelby County, Alabama.

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 by instrument(s) recorded in Real 220, Pages 441 and 443; Deed Book 127, Page 374 and Deed Book 201, Page 545; iii) Denial of all existing, future, or potential common law or statutory rights of access between subject property and I-65; and iv) Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Real 206, Page 114.