

SEND TAX NOTICES TO:

Jerry M. South & Ming M. South
4444 Cahaba River Road
Birmingham, Alabama, 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **KEYSTONE BUILDING CO. INC.** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **Jerry M. South and Ming M. South** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, their 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 its successors and assigns shall warrant and defend same to said Grantee, their/its 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 17 day of June, 2004.

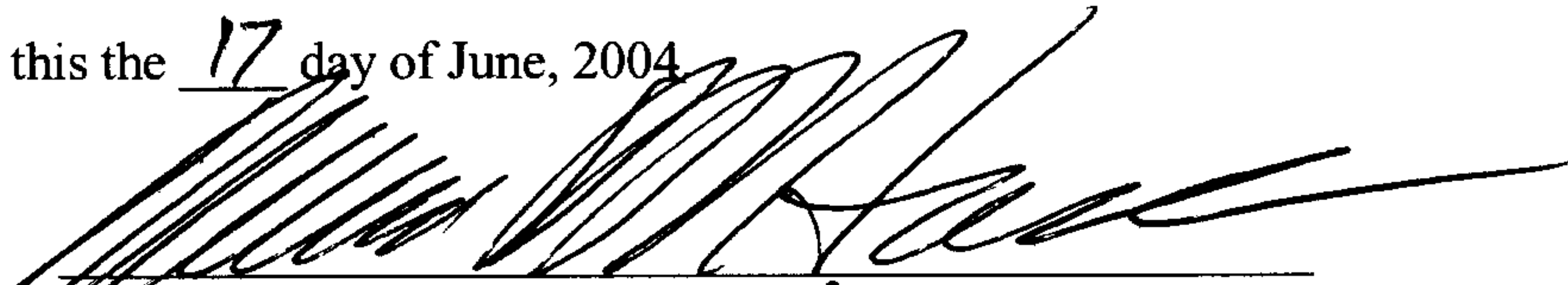
KEYSTONE BUILDING CO. INC.

BY Cory Mason
Cory Mason (its President)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cory Mason, whose name as President of KEYSTONE BUILDING CO. INC., a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 17 day of June, 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"

20040621000335530 Pg 3/3 27.00
Shelby Cnty Judge of Probate, AL
06/21/2004 13:16:00 FILED/CERTIFIED

Grantor: KEYSTONE BUILDING CO. INC.
Grantee: Jerry M. South and Ming M. South

A parcel of land situated in Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 31, said point being on the South line of Lot 1A, a Resubdivision of Lot 1, Brook Highland O & I No. 1, as recorded in Map Book 26, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Easterly along the South line of said subdivision of said Lot 1A for a distance of 55.63 feet to the point of beginning; thence turn an interior angle to the right of 105 degrees 43 minutes 17 seconds and run Northerly for a distance of 129.50 feet; thence turn an interior angle to the left of 207 degrees 12 minutes 29 seconds and run Northerly for a distance of 74.21 feet; thence turn an interior angle to the left of 152 degrees 47 minutes 31 seconds and run Northerly for a distance of 245.00 feet; thence turn an interior angle to the left of 152 degrees 50 minutes 50 seconds and run Northeasterly for a distance of 82.40 feet to a point on a curve to the left, said curve having a radius of 1742.21 feet; thence run Southeasterly along the Arc of said curve for an arc length of 446.12 feet (Delta = 14 degrees 40 minutes 18 seconds, Chord Length = 444.90 feet, interior angle left to chord = 54 degrees 09 minutes 54 seconds) to a point of tangency with said curve thence run Southeasterly along the tangent of said curve for a distance of 60.47 feet; thence turn an interior angle to the left of 71 degrees 22 minutes 24 seconds and run Westerly for a distance of 249.18 feet to the point of beginning

SUBJECT TO: i) taxes due and payable October 1, 2004; ii) 25 foot building line as shown on recorded map; iii) 20 foot easement on front of lot as shown on recorded map; iv) title to all minerals within and underlying the premises, together with all mining rights and other privileges, and immunities relating thereto as recorded in Book 107, page 989; v) sewer line easement recorded in Real 107, page 968; vi) declaration of protective covenants recorded in Book 194, page 54 and Instrument 1993-26958; vii) easement for sanitary sewer and water lines granted The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 43; viii) rights granted to Alabama Power Company in instruments recorded in Book 207, page 380, Book 220, page 521 and Book 220, page 532; ix) restrictions, covenants and conditions contained in Brook Highland O and I No. 1 Subdivision as recorded in Map Book 24, Page 71; x) declaration of Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions dated August 29, 1990 and recorded in Book 307, page 950 as supplemented by # 1998-40199; and xi) restrictions, covenants, and conditions contained in deed to KEYSTONE BUILDING CO. INC. recorded as Instrument 20040512000249230