

STATE OF ALABAMA)

) GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Four Hundred Thousand & no/100 Dollars (\$400,000.00)** to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Ed Gray, LLC** (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Rory J. Chrane** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad valorem taxes for the current tax year, a lien but not yet due and payable.
2. Mineral and mining rights not owned by Seller.
3. Present zoning classification of M-1.
4. Utility easements serving the property, subdivision covenants and restrictions, and building lines of record provided that none of the foregoing materially impair use of the property for its intended purposes.

NOTE: \$320,000.00 of above consideration represents the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

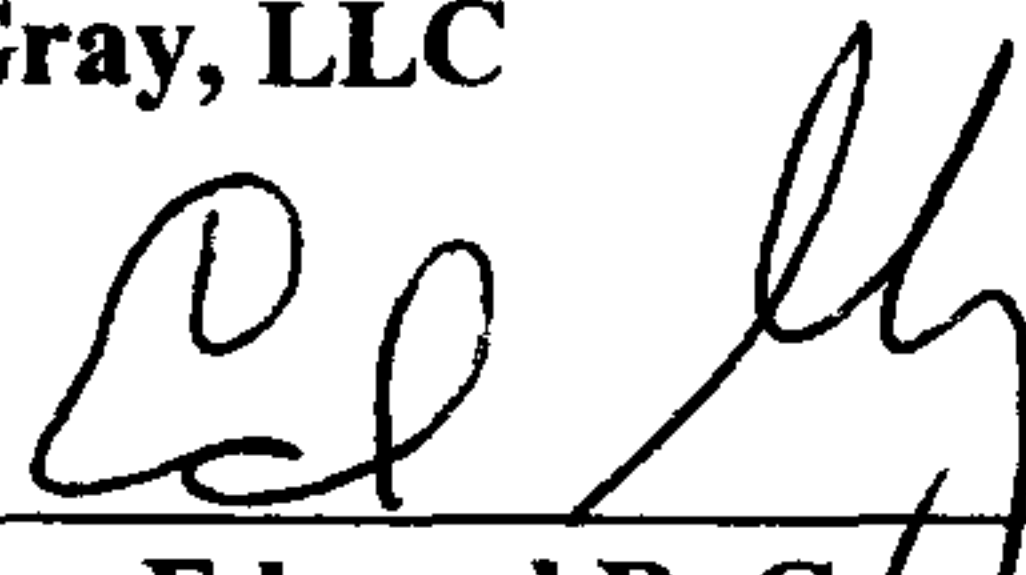
TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 18 day of June, 2004.

Ed Gray, LLC

By: 

Name: Edward R. Gray, Jr.

Title: Manager and Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward R. Gray, Jr. whose name as the Manager and Member of Ed Gray, LLC, 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 the instrument, he, as such manager and member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 18 day of June, 2004.


Notary Public
My Commission Expires: 10-2-04

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5484

SEND TAX NOTICE TO:

Rory J. Chrane
2007 Water Edge Drive
Hoover, Alabama 35244

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

A part of Lot 1 of the Riverchase Trade Center, as recorded in Map Book 12 page 24 in the Probate Office and a part of the SE ¼ of the SE ¼ Section 25, Township 19 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of SE ¼ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama; thence run North 00 deg. 00 min. 00 sec. West for 146.92 feet to a point on the northerly right of way of Shelby County Highway 275 and the point of beginning of the parcel herein described; thence run North 34 deg. 13 min. 20 sec. West for 45.45 feet along the Northerly right of way of Highway 275 to a set iron; thence run North 56 deg. 21 min. 29 sec. East for 306.65 feet to a set iron; thence run South 67 deg. 22 min. 40 sec. East for 256.17 feet to an existing capped rebar; thence run South 61 deg. 14 min. 31 sec. West for 438.73 feet to an existing capped rebar on the northerly right of way of Highway 275; thence run North 34 deg. 13 min. 20 sec. for 112.59 feet along northerly right of way of Highway No. 275 to a point; thence run South 55 deg. 46 min. 40 sec. West for 10.00 feet along right of way of Highway 275; thence run North 34 deg. 13 min. 20 sec. West along northerly right of way of Highway No. 275 for 17.75 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with an easement for Ingress and Egress over the following described property:

Commence at the Southwest corner of Southeast ¼ of Southeast ¼ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama; thence run North 00 deg. 00 min. 00 sec. West for 146.92 feet to a point on the Northerly Right of Way of Shelby County Highway 275; thence run North 34 deg. 13 min. 20 sec. West for 4.61 feet along the Northerly Right of Way of Highway 275 to a set iron and the point of beginning of an ingress/egress easement herein described; thence run North 34 deg. 13 min. 20 sec. West of 80.00 feet along the Easterly Right of Way of Shelby County Highway 275; thence run North 55 deg. 46 min. 40 sec. East for 60.00 feet; thence run South 34 deg. 13 min. 20 sec. East for 80.00 feet; thence run South 55 deg. 46 min. 40 sec. West for 60.00 feet to the point of beginning.

Together with an easement for the installation, use, repair, maintenance and replacement of sewer facilities over, across, and under the following described property: An easement for sanitary sewers 15 feet wide, the centerline being described as follows:

Commence at a 5/8 inch rebar set at the Northeast corner of Lot 1 of Riverchase Trade Center, as recorded in Map Book 12 page 24 in the Probate Office of Shelby County, Alabama; thence South 82 deg. 30 min. 40 sec. West along the north line of Lot 1, 7.54 feet to the point of beginning; thence South 1 deg. 17 min. 50 sec. East 64.26 feet; thence South 67 deg. 22 min. 40 sec. East 265.04 feet to the point of ending.

All of the above described property is situated and lying in Shelby County, Alabama.