

Send Tax Notice To:
WIN INVESTMENTS, LLC
700 Southgate Drive, Suite B
Pelham, AL 35214

This instrument was prepared by:
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400 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Nine Hundred Sixty Seven Thousand Five Hundred and no/100 Dollars (\$967,500.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **AmSouth Bank**, an Alabama banking corporation (herein referred to as Grantor) does grant, bargain, sell and convey unto **WIN INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama.

See Exhibit A attached hereto and made a part hereof (the "Property").

Subject to:

1. Ad valorem taxes due October 1, 2004;
2. Restrictions and covenants recorded in Instrument No. 1995-24268, and in Instrument No. 1997-14626 of the Shelby County Probate Office,;
3. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 252, Page 871 of the Shelby County Probate Office;
4. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities thereto not owned by the Grantor; and

5. Such state of facts that would be disclosed by a survey of the Property or an inspection of the Property.

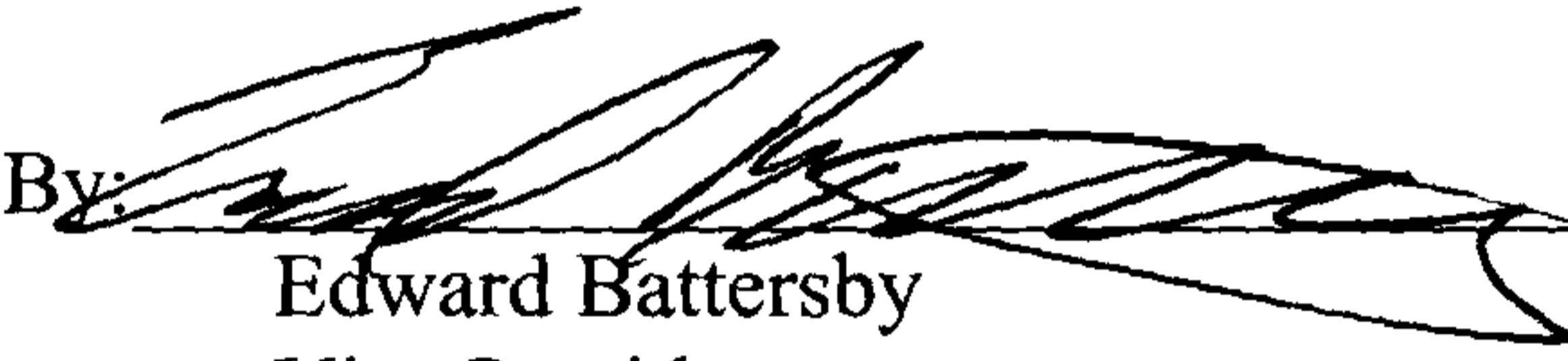
\$935,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, and to Grantee's successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, the undersigned have hereto set its hand and seal this 24th day of June, 2004.

AmSouth Bank, an Alabama banking corporation

By:  [SEAL]
Edward Battersby
Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward Battersby whose name as Vice President of AmSouth Bank, an Alabama banking 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

Given under my hand and official seal this the 24th day of June, 2004.

[NOTARY SEAL]

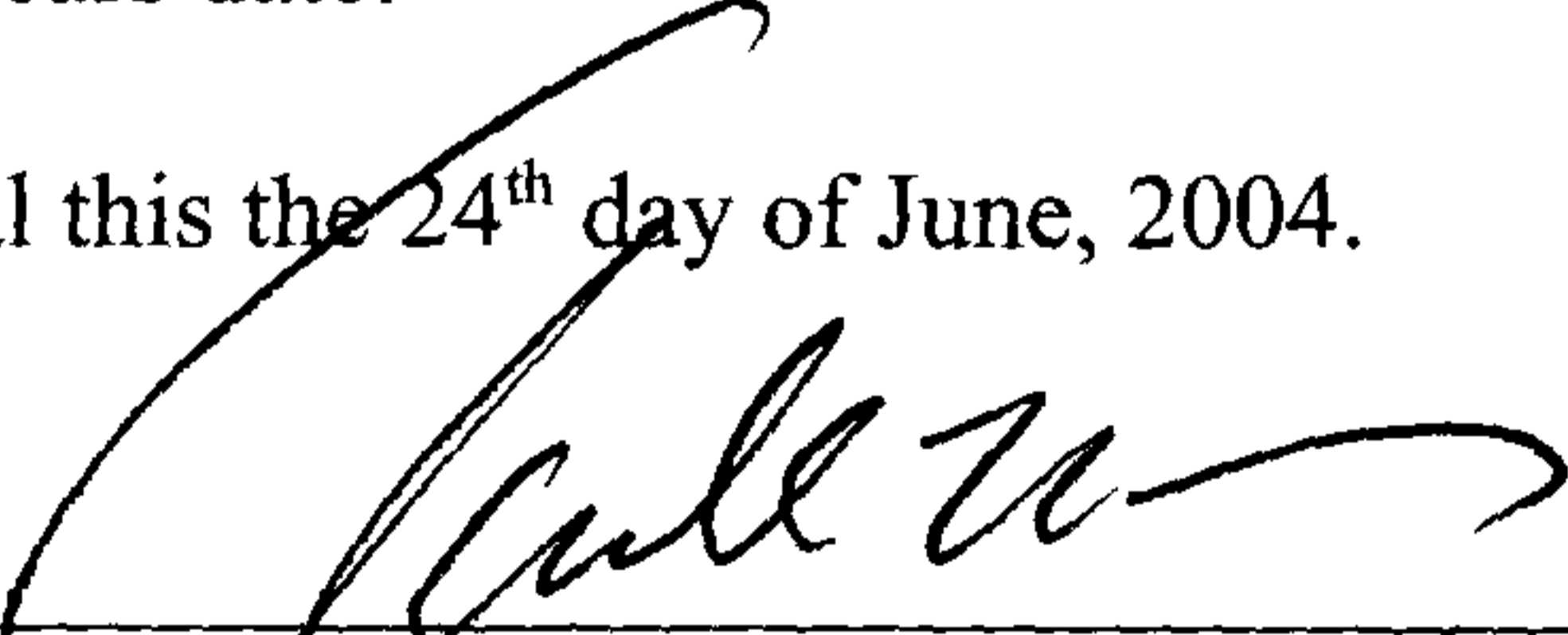

NOTARY PUBLIC
My commission expires: 12/28/07

EXHIBIT "A"

LEGAL DESCRIPTION

A Parcel of land situated in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the said Southwest quarter of said Section 31; thence run in a Westerly direction along the North line of said Southwest quarter for a distance of 301.28 feet to a point; thence turn a deflection angle to the left of 51 degrees 49 minutes 38 seconds and run in a Southwesterly direction a distance of 180.00 feet to a point, said point being the point of beginning of the parcel herein described; thence run a deflection angle to the left of 57 degrees 00 minutes 00 seconds and run in a Southeasterly direction a distance of 395.80 feet to a point, said point being on the Northwest right-of-way of proposed and soon to be dedicated Southgate Drive; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southwesterly direction along said right-of-way a distance of 168.14 feet to a point, said point being the beginning of a curve to the right; thence run along the arc of said curve, having a central angle of 60 degrees 31 minutes 55 seconds and a radius of 35.00 feet, in a Southwesterly to Westerly to Northwesterly direction a distance of 36.98 feet to a point, said point being a point on the East side of Allen Road, being a road of possible prescriptive right-of-way; thence continue tangent to last described curve in a Northwesterly direction and along Allen Road a distance of 213.33 feet to a point; thence turn an interior angle of 77 degrees 49 minutes 02 seconds and run to the right in a Northeasterly direction a distance of 15.00 feet to a point, said point being a 1-inch crimp iron found; thence turn an interior angle of 195 degrees 42 minutes 53 seconds and run to the left in a Northeasterly direction a distance of 344.87 feet to the point of beginning.