

This Instrument was prepared by:
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Send Tax Notice to:

5000⁰⁰

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS and other good and valuable consideration to the undersigned GRANTOR, DBI PROPERTIES, L.L.C., in hand paid by D. BRUCE IRWIN, GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW ¼ of the NW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Lot One of Lunceford's Industrial Park as recorded in Map Book Seven, Page 133 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 88 degrees 03 minutes 03 seconds East along the North line of said Lot One and the South right of way of First Alabama Bank Drive a distance of 241.87 feet to the Point of Beginning; thence continue last course 183.50 feet to a clockwise curve on said right of way having Delta angle of 23 degrees 35 minutes 46 second and a Radius of 166.50 feet; thence run along the arc of said curve 68.57 feet to the point of Tangent; thence run South 64 degrees 27 minutes 17 seconds East a distance of 86.53 feet to a point of the West right of way of U.S. Highway # 31; thence run South 25 degrees 32 minutes 43 seconds West 185.75 feet; thence run North 47 degrees 26 minutes 00 seconds West 336.06 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.
 2. Easements, or claims of easements, not shown by the public records.
 3. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.
 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 5. Taxes for the year 2004 and thereafter. PID # 13-6-13-2-002-009.002
 6. Easements as shown on recorded plat, including a 15 foot easement on the Southerly side as shown by survey of Amos Cory, dated 12/14/98.
 7. Transmission Line Permit(s) to Alabama Power Company shown by instrument(s) recorded in Deed Book 245, Page 120,; Deed Book 118, Page 581 and Deed Book 171, Page 270.
 8. Release(s) of damages as set out in instrument(s) recorded in Real Volume 352, Page 686.
 9. Encroachment of concrete flume outside of easement onto the land as shown on the survey of Amos Cory, dated 12/14/98.
 10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 352, Page 686.
 11. Restrictions, covenants, and conditions as set out instrument(s) recorded in Instrument No. 1999-00024.
 12. That certain Subordination, Attornment and Lessee-Lessor Estoppel Agreement, as filed in Instrument #2000-25975.
 13. That certain U.C.C. from DBI Properties, LLC to General Electric Capital Business Asset Funding Corporation, as filed in Instrument #2000-32376.
 14. That certain U.C.C from DBI Properties, LLC to General Electric Capital Business Asset Funding Corporation, as filed in Instrument #2000-25974.
 15. Terms and conditions of that certain Lease Agreement dated 07/10/00 from DBI Properties, LLC to American Family Care, Inc.
 16. That certain mortgage dated 07/10/00, by DBI Properties, LLC to General Electric Capital Business Asset Funding Corporation, in the amount of \$711,430.00, filed 08/02/00, in Instrument #2000-25973, in the Probate Office of Shelby County, Alabama.
- This Instrument was prepared without the benefit of a title examination.

In Witness Whereof, the said GRANTOR by its member, D. Bruce Irwin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June, 2004.

DBI Properties, L.L.C.

By: [Signature]
D. Bruce Irwin, Its member

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Linda L. Halen, a Notary Public, in and for said County in said State, hereby certify that D. Bruce Irwin, whose name as member of DBI Properties, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 11th day of June, 2004.

[Signature]
Notary Public

My Commission Expires: 08/11/2004