



THIS INSTRUMENT PREPARED BY:

**James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244**

SEND TAX NOTICE TO:

**Oak Mountain Business Park, LLC
100 Applegate Court
Pelham, AL 35124**

**STATE OF ALABAMA
COUNTY OF SHELBY**

)
)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00), and other good and valuable consideration, paid to the undersigned grantors, Kevin M. Philips, an unmarried man, and Tien M. Le, an unmarried man, ("Grantors"), by Oak Mountain Business Park, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 20, according to the Survey of Oak Mountain Business Park, Lots 18, 19 & 20, recorded in Map Book 24, at Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto as recorded in Deed Book 33, Page 300, and Deed Book 244, Page 587, in Probate Office; (3) Restrictions, covenants and conditions set out in Instrument #1998-51856, amended and restated in Instrument No. 20020816000389140, in Probate Office; (4) Restrictions, limitations and conditions as set out in Map Book 24, at Page 149, in Probate Office; (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 230, at Page 117, in Probate Office.

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

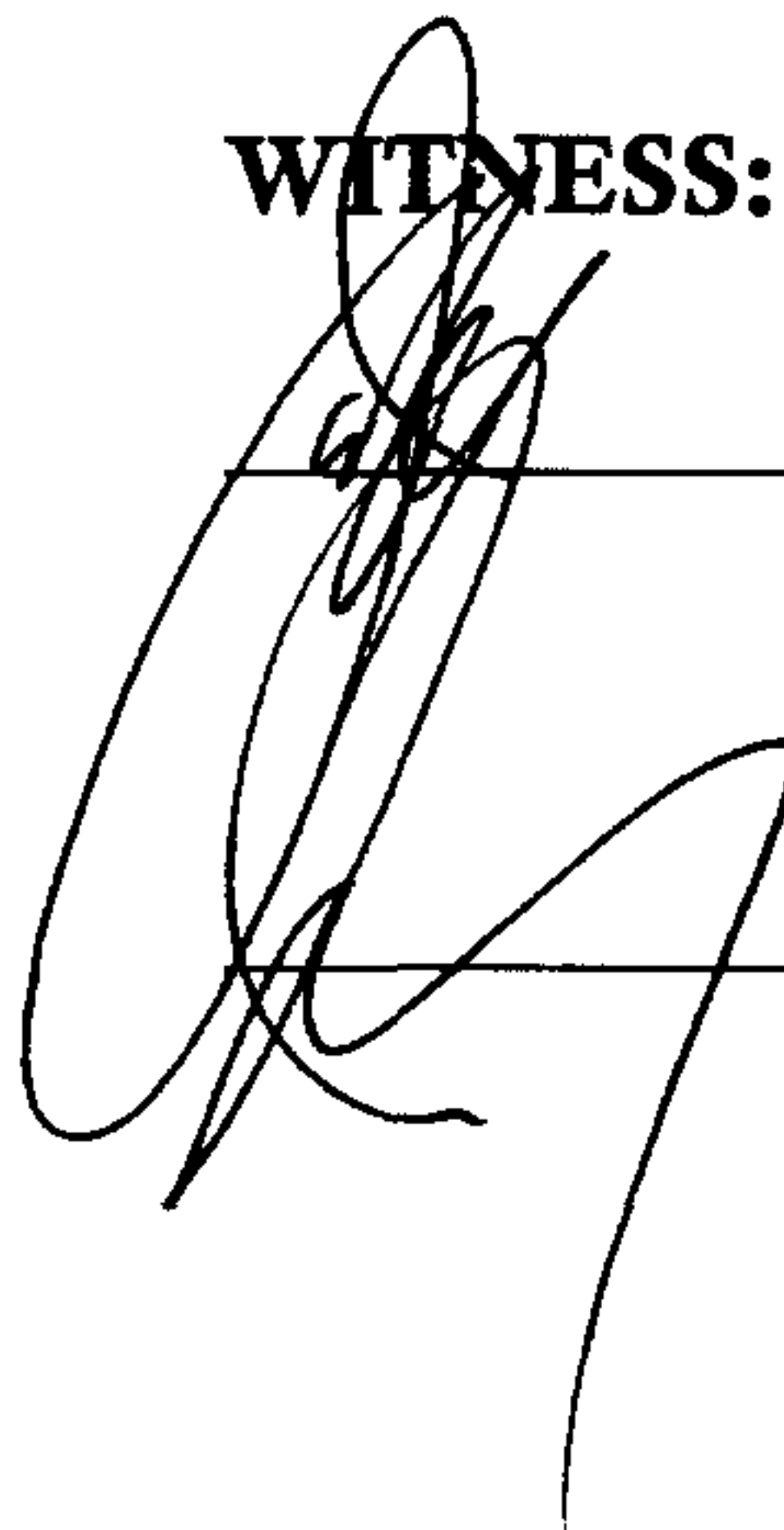
And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the


15th day of July, 2004.

20040812000453190 Pg 2/2 224.00
Shelby Cnty Judge of Probate, AL
08/12/2004 12:54:00 FILED/CERTIFIED

WITNESS:




Kevin C. Phillips


Tien M. Le

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin C. Phillips, an unmarried man, and Tien M. Le, an unmarried man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of July, 2004.


Notary Public

My Commission Expires: 7-14-2007