

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124


20041228000703290 Pg 1/4 21.00
Shelby Cnty Judge of Probate, AL
12/28/2004 14:25:00 FILED/CERTIFIED

\$828,750.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Douglas L. Pardue, married, not homestead, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto H. Monroe Properties, LLC, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A which is hereby incorporated by reference as though fully set out herein containing a description of 19.5 acres +/- and Lot 4B according to a Resurvey of Lot 4 Monroe's Addition to McCain Industrial Park.

This conveyance is hereby made subject to restrictions, easements, rights of way of record, mineral and mining rights in the Probate Office of Shelby County, Alabama, further shown on Exhibit B.

\$839,218.20 was paid from first mortgage recorded herewith.

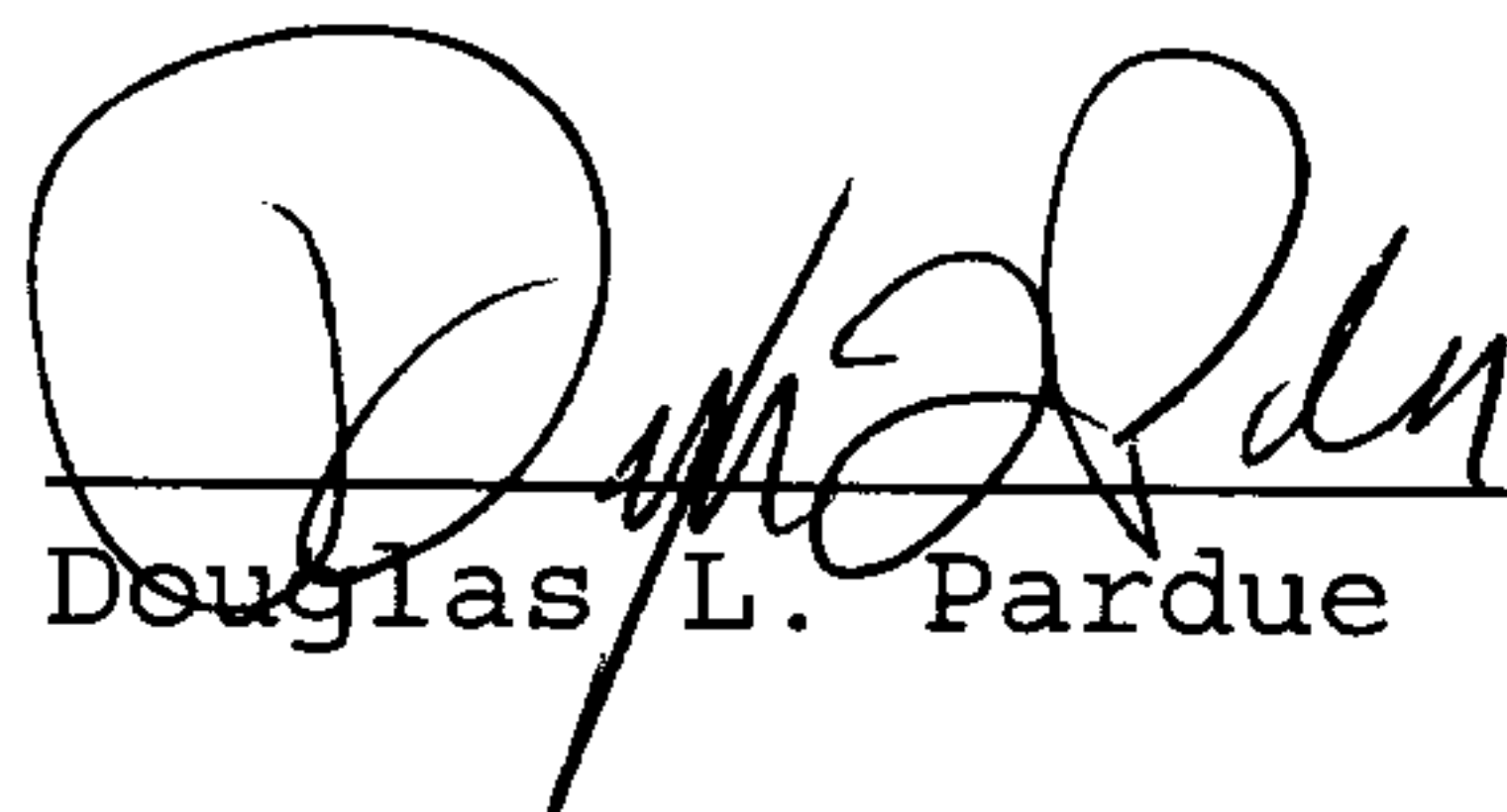
Grantee's address:

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they

are entitled to the immediate possession thereof;
that GRANTOR has a good right to sell and convey the same as
aforesaid; that GRANTOR will and his heirs and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on
this the 20th day of December, 2004.

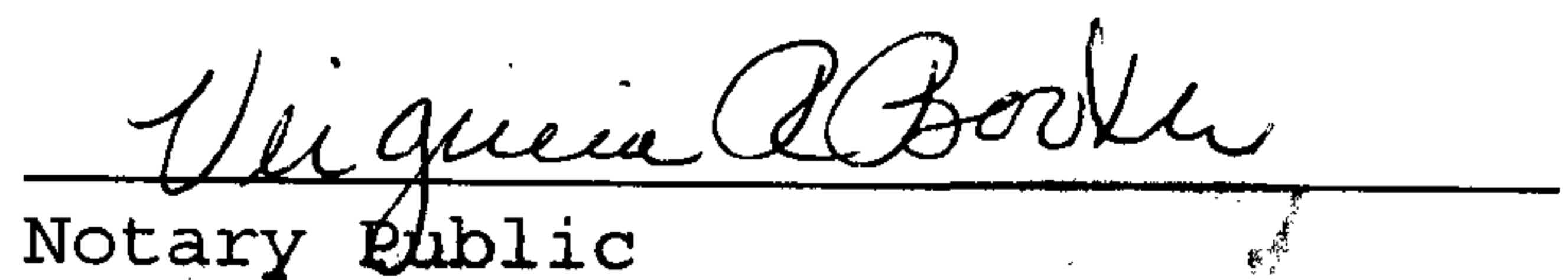

Douglas L. Pardue

STATE OF SC

COUNTY OF CHARLESTON

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Douglas L. Pardue, married,
not homestead, whose name 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 executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of
December, 2004.


Notary Public

My Commission Expires:

3-11-2007

Exhibit "A"

A TRACT OF LAND LOCATED IN S $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ AND THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE WEST SECTION LINE OF SECTION 30, 1309.15 FEET; THENCE LEFT 89 DEGREES 41 MINUTES 02 SECONDS EASTERLY 659.86 FEET; THENCE RIGHT 89 DEGREES 43 MINUTES 13 SECONDS SOUTHERLY 350.75 FEET; THENCE RIGHT 90 DEGREES 11 MINUTES 06 SECONDS WESTERLY 199.79 FEET; THENCE LEFT 90 DEGREES 03 MINUTES 55 SECONDS SOUTHERLY 393.51 FEET TO THE POINT OF BEGINNING; THENCE LEFT 90 DEGREES 09 MINUTES 22 SECONDS EASTERLY 518.27 FEET; THENCE RIGHT 91 DEGREES 14 MINUTES 32 SECONDS SOUTHERLY 576.75 FEET; THENCE LEFT 91 DEGREES 46 MINUTES 50 SECONDS EASTERLY 536.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 11; THENCE RIGHT 125 DEGREES 59 MINUTES 39 SECONDS SOUTHWESTERLY ALONG RIGHT OF WAY 976.52 FEET TO THE NORTHERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RIGHT 77 DEGREES 18 MINUTES 34 SECONDS NORTHWESTERLY ALONG RAILROAD RIGHT OF WAY 518.90 FEET; THENCE RIGHT 67 DEGREES 23 MINUTES 28 SECONDS NORTHERLY 1166.23 FEET TO THE POINT OF BEGINNING.

All being situated in Shelby County, Alabama.

 12/20/04

EXHIBIT "B"

First American Title Insurance Company

Agent's File No.: 150542

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SCHEDULE B – PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first by appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records..
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. 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.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing by the public records.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
9. General and special taxes or assessments for the year 2005 and subsequent years not yet due and payable.
10. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3).
11. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 320 page 378 in the Probate Office.
12. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127 page 408 in the Probate Office.
13. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 180 page 584 in the Probate Office.
14. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 336 page 430 with change of depository recorded in Real 15 page 373 in the Probate Office.
15. Covenants as to sanitary sewer system as set out in Inst. #1998-16767 and Inst. #2000-17866 in the Probate Office.
16. Restrictions, limitations, conditions and other provisions as set out in Map Book 27 page 10 and Map Book 28 page 40 in the Probate Office.
17. Less and except any portion of the land lying within railroad right of way.
18. Less and except any portion of the land lying within any road right of way.