

W. Wheeler Smith, Esq.
3500 Independence Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:
B & B Properties, L.L.C.
#4 Belcher Drive
Pelham, AL 35124

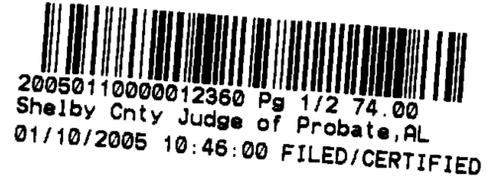
WARRANTY DEED

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and no/100 Dollars (\$600,000.00) to the undersigned Grantor, Roy C. Waddell and Herschel E. McEwen, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto B & B Properties, L.L.C., an Alabama limited liability company, the following described real estate situated in Jefferson County, Alabama, to-wit:

See Exhibit "A" for legal description.



Property Sold in an "AS-IS" Condition.

Subject to the following:

1. Roadways, streams, or easements, or claims or easements, if any, not shown by the public records, riparian rights and the title to any filled-in-lands.
2. All assessments and taxes for the year and all subsequent years.
3. Oil, gas mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

And I do for myself and for my successors and assigns covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey same as aforesaid; that myself and my successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 22 day of November, 2004.

Roy Waddell
Roy Waddell

Herschel E. McEwen
Herschel E. McEwen

STATE OF ALABAMA
JEFFERSON COUNTY

I, W. Wheeler Smith, a Notary Public in and for said County, in said State, hereby certify that Roy L. Waddell, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2004.

W. Wheeler Smith
Notary Public
My Commission Expires: September 10, 2005

STATE OF ALABAMA
JEFFERSON COUNTY

I, W. Wheeler Smith, a Notary Public in and for said County, in said State, hereby certify that Herschel E. McEwen, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2004.

W. Wheeler Smith
Notary Public
My Commission Expires: September 10, 2005

The amount of \$540,000.00 is being paid through a Mortgage, dated November 22, 2004 and executed simultaneously with deed.

EXHIBIT A
To Warranty Deed

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 section; thence in a northerly direction along the west line of said 1/4-1/4 section, a distance of 523.48 feet; thence 123 degrees 58 minutes right, in a southeasterly direction, a distance of 610.42 feet to the point of beginning; thence continue along last described course, a distance of 201.0 feet; thence 95 degrees 42 minutes 30 seconds left, in a northeasterly direction, a distance of 370.83 feet; thence 90 degrees left, in a northwesterly direction, a distance of 200.0 feet; thence 90 degrees left, in a southwesterly direction, a distance of 350.83 feet to the Point of Beginning.

R.W.
1/10/05