

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
M & R, L.L.C.
184 Regency Park Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventeen Thousand and No/100 (\$117,000.00) Dollars to the undersigned grantors, William E. Scott and wife, Karen B. Scott, in hand paid by M & R, L.L.C., the receipt whereof is hereby acknowledged, the said William E. Scott and wife, Karen B. Scott (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said M & R, L.L.C. (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lots 2 and 3, according to the Survey of Commercial Court as recorded in Map Book 26, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 486, and Deed Book 165, Page 122, in the Probate Office.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 254, page 298, in the Probate Office.
3. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable as shown in Deed Book 328, Page 26, in the Probate Office.
4. 50-foot building set back line from Commercial Court as shown on recorded map.
5. Easements as shown by recorded plat, including 20 feet on the Westerly (on both lots) and 10 feet on the Southerly side of Lot 2 only.
6. Easement to Alabama Power Company and South Central Bell recorded in Inst. No. 2001-18566, in the Probate Office.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 26, at page 117, in the Probate Office.
8. Easements to Alabama Power Company and South Central Bell as shown by instrument recorded in Inst. #2001-18566 in the Probate Office.

\$105,993.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

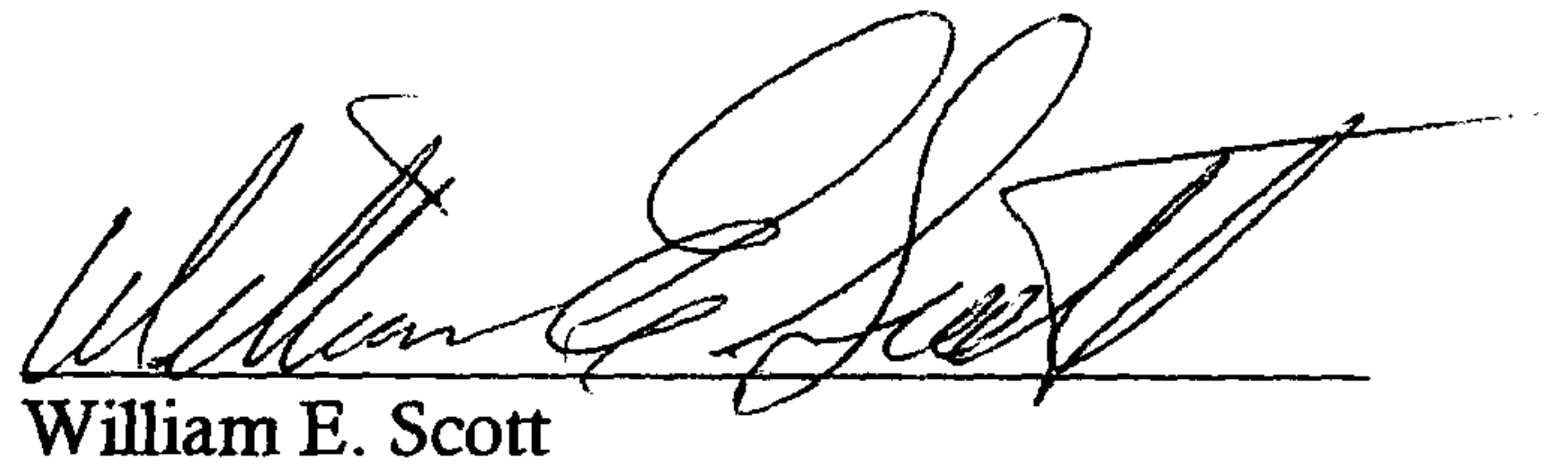
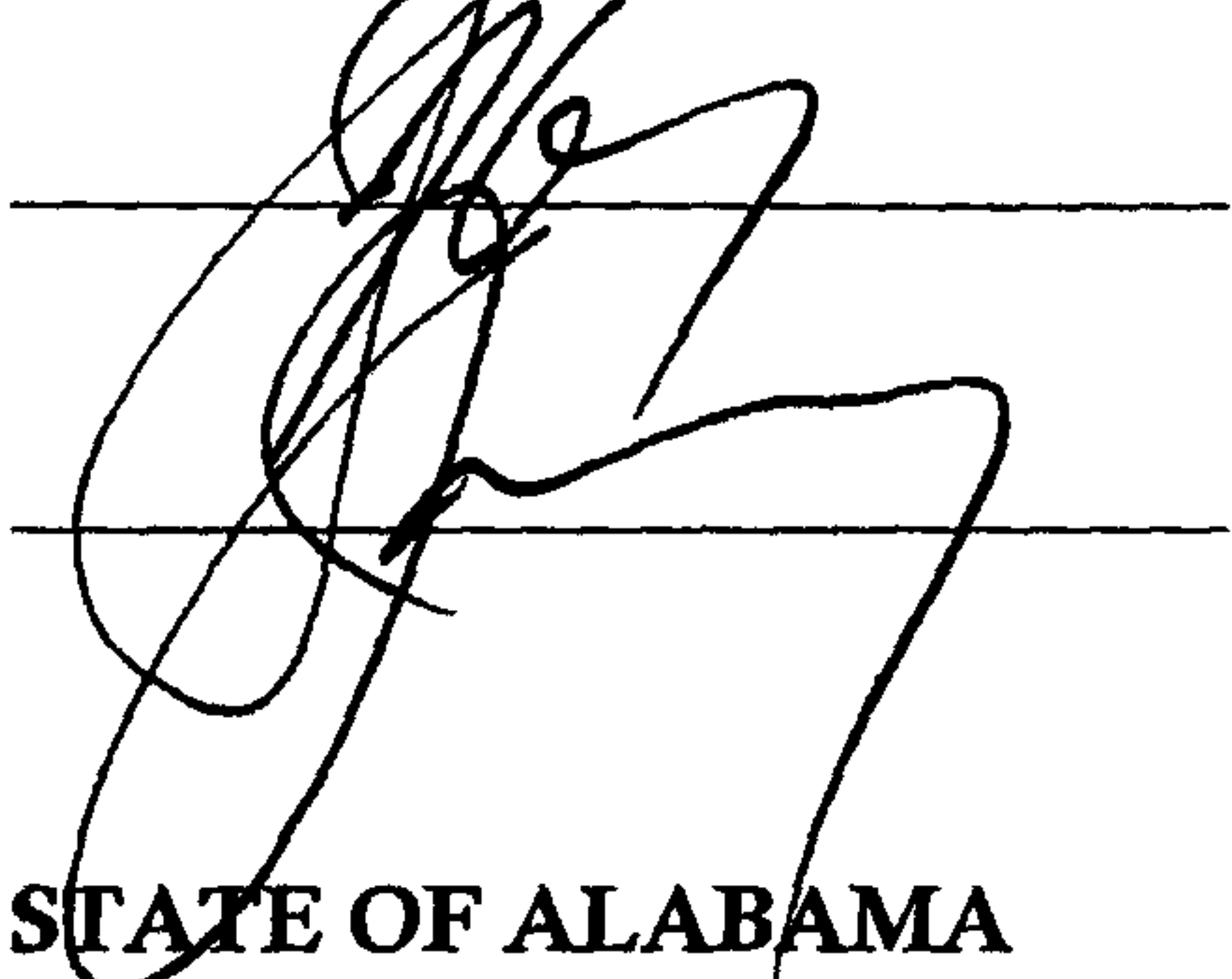
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

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,

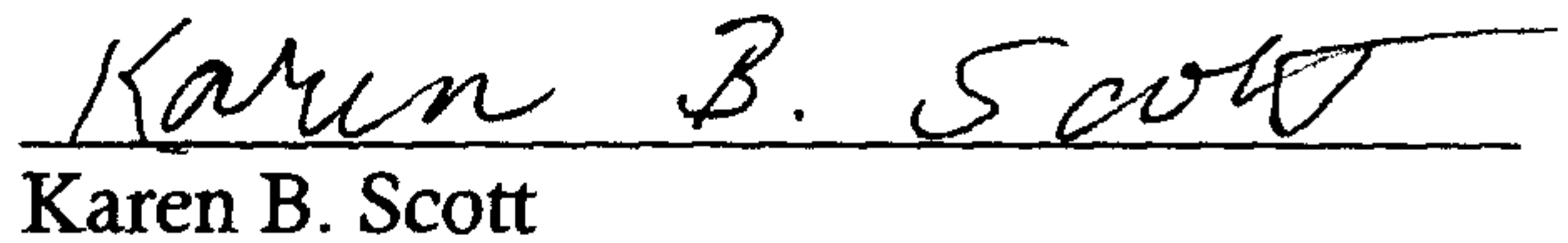
warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this the 31st day of January, 2005.

WITNESSES:



William E. Scott



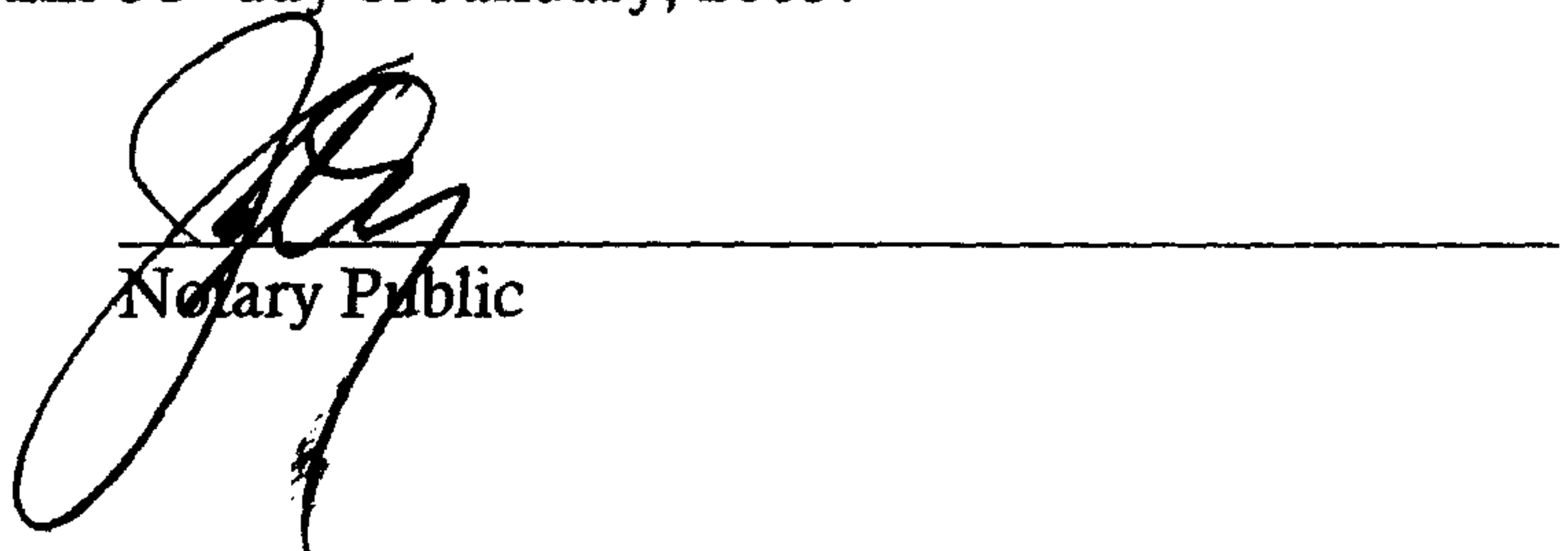
Karen B. Scott

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Scott and wife, Karen B. Scott, 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 31st day of January, 2005.

My Commission Expires: 07/14/2007


Notary Public