

STATE OF ALABAMA

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SEND TAX NOTICE TO:

:

MW Properties, LLC

SHELBY COUNTY

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1100 Corporate Drive, Suite 220

Birmingham, Alabama 35242

Attention: Roger Means

STATUTORY WARRANTY DEED

\$ 500,000.00

THIS STATUTORY WARRANTY DEED is executed and delivered on this 15th day of February, 2005 by **DANIEL REALTY COMPANY, LLC**, an Alabama limited liability company ("Grantor"), in favor of **MW PROPERTIES, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes due and payable October 1, 2005 and all subsequent years thereafter.
2. Library district assessments for the current year and all subsequent years thereafter.
3. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park South dated September 1, 1985 and recorded in Book 064, Page 91 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time.
4. Mining and mineral rights not owned by Grantor.
5. All applicable zoning ordinances.
6. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines, buffer areas and buffer zones and any other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

Alabama Title, Inc.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL REALTY COMPANY, LLC, an
Alabama limited liability company

By: Daniel Realty Corporation, an
Alabama corporation, Its Manager

By: *Charles T. Carlisle, Jr.*
Its: Sr. Vice President

STATE OF ALABAMA

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JEFFERSON COUNTY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles T. Carlisle, Jr. whose name as Sr. Vice President of Daniel Realty Corporation, an Alabama corporation, as Manager Daniel Realty Company, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Manager of Daniel Realty Company, LLC.

Given under my hand and official seal this 15th day of February, 2005.

Chris Tolucci

Notary Public

[NOTARIAL SEAL]

My commission expires: March 3, 2008

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 11C-2, according to the Survey of Meadow Brook Corporate Park South, Phase II, Resurvey of Lot 11C, as recorded in Map Book 34, Page 65 in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH the non-exclusive right, in common with the owner of Lot 11C-1, according to the Survey of Meadow Brook Corporate Park South, Phase II, Resurvey of Lot 11C, as recorded in Map Book 34, Page 65 in the Office of the Judge of Probate of Shelby County, Alabama, to use the Easement Property, as defined in that certain Easement Agreement dated as of December 6, 2004 between Grantor and Meadow Brook North, L.L.C., a Delaware limited liability company, which has been recorded as Instrument No. 20041221000696360 in the Office of the Judge of Probate of Shelby County, Alabama.