THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 GRANTEE'S ADDRESS: Kenneth M. Graves 3300 Highway 11 Pelham, Alabama 35124

STATE OF ALABAMA)	CORPORATION GENERAL WARRANTY DEED	20050407000163150 1/2 \$364.00 Shelby Cnty Judge of Probate, AL 04/07/2005 12:55:20PM FILED/CERT
COUNTY OF SHELBY)		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mainline Heating and Air Conditioning, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kenneth M. Graves,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description, Exhibit "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, and mortgages, if any, of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMPLED TITLE TO THE PROPERTY DESCRIPTOR HE DIMMES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, who is authorized to execute this conveyance, hereto set his signature and seal this the 6/2 day of April, 2005.

Mainine Heating and Air Conditioning, Inc.

| Washington | Washington

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth M. Graves whose name as President of Mainline Heating and Air Conditioning, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of April, 2005.

NOTARY PUBLIC

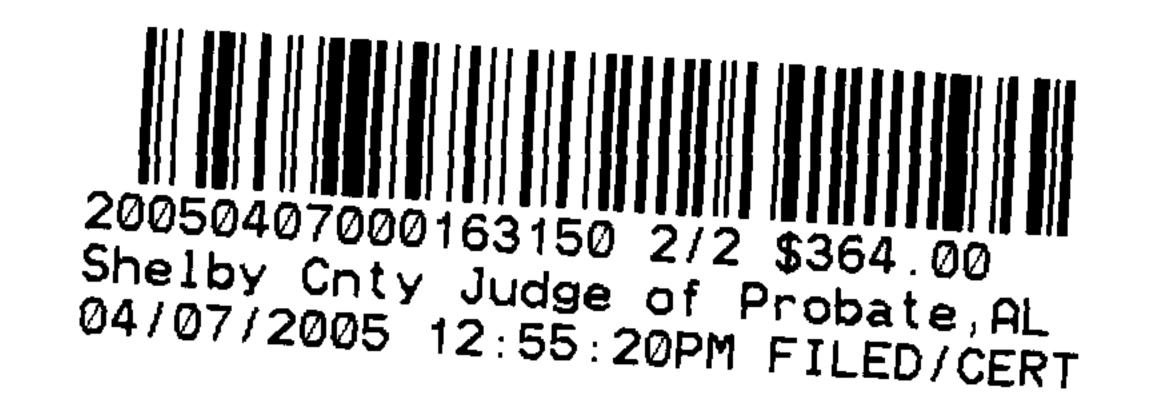


EXHIBIT "A"

A lot in the Town of Calera, Alabama, described as follows:

Commencing at the point of intersection of the East right-of-way line of the Birmingham Montgomery Highway, being U. S. Highway #31, with the center line of the L & N Railroad Company's "Y" track in the Town of Calera and run thence North 2 deg. 53 min. East for a distance of 662.13 feet to an iron pin for point of beginning of the lot herein described; thence run South 88 deg. 45 min. East along the North line of lot belonging to Calera Motor Company a distance of 240.10 feet to an iron pin on West right-of-way line of the "Y" track of the said L & N Railroad Company; thence North 13 deg. 15 min. East (North 13 deg. 16 min. East, measured) along the West right-of-way line of said "Y" track for a distance of 76.64 feet (76.65 feet, measured) to an iron pin; thence run North 88 deg. 45 min. West (North 88 deg. 44 min. 58 sec. West, measured) for a distance of 253.92 feet to an iron pin on East right-of-way line of 12th Street or Montgomery Avenue; run thence South 2 deg. 53 min. West for a distance of 75 feet to point of beginning, and being part of lands described as Blocks 2 and 3 of the Map of Calera, Alabama, drawn by the South and North Alabama Railroad Company and showing the division of the lands between said Railroad Company and others, as shown of record in Deed Book 3 page 112 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

> Shelby County, AL 04/07/2005 State of Alabama

Deed Tax:\$350.00