

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Six Hundred Thousand and No/100 Dollars (\$1,600,000.00) to the undersigned grantor, AKM Commerce Park, Inc., an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by Edwin B. Lumpkin, Jr. (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit: \$1,305,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Current taxes; (2) 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 Book 60, at page 109 in the Probate Office; (3) Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 99, at Page 461 in the Probate Office; (4) Right-of-way granted to Shelby County by instrument recorded in Deed Book 102, at page 444 in the Probate Office; (5) Right of Way to Postal Telephone and Cable Company as set out in Deed Book 80, at Page 39, in the Probate Office.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

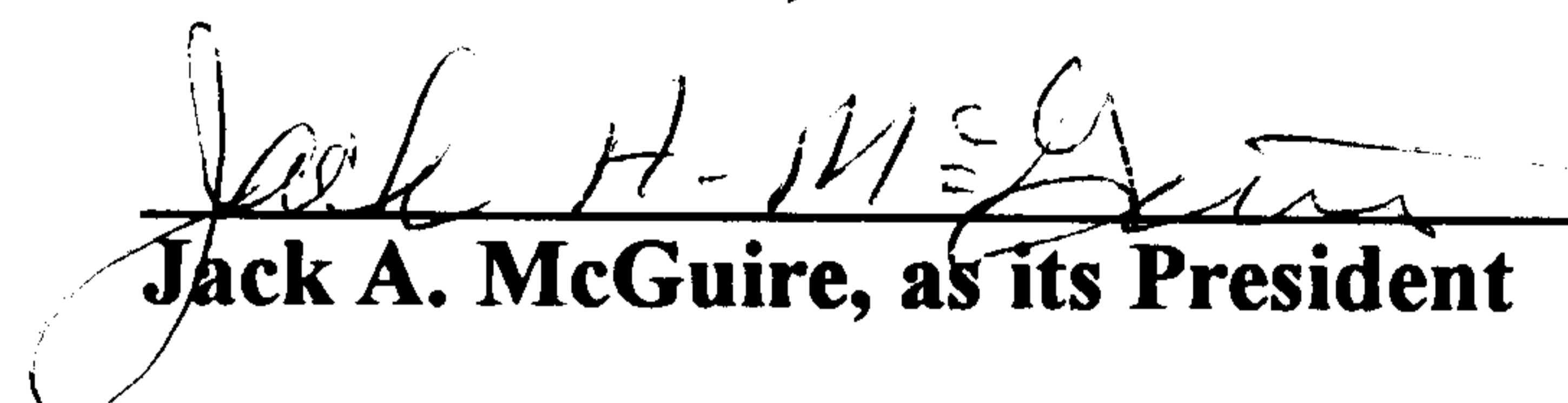
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 26th day of May, 2005.

WITNESS:



AKM Commerce Park, Inc.

By:


Jack A. McGuire, as its President

Shelby County, AL 06/21/2005
State of Alabama

Deed Tax: \$295.00



20050621000307690 2/3 \$312.00
Shelby Cnty Judge of Probate, AL
06/21/2005 09:27:22AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, whose name as President of AKM Commerce Park, 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.

Given under my hand and official seal, this the 26th day of May, 2005.



Notary Public

My commission expires: 14 July 09

EXHIBIT "A"

Part of the SE 1/4 of the SE 1/4 of Section 20 and part of the South 1/2 of the SW 1/4 of Section 21, all in Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an existing 2 inch capped corner being the locally accepted Southeast corner of the SE 1/4 of the SW 1/4 of said Section 21, run in a northerly direction along the East line of said SE 1/4 of SW 1/4 for a distance of 1,356.29 feet to an existing iron rebar being the locally accepted NE corner of the SE 1/4 of the SW 1/4 of said Section 21; thence turn an angle to the left of 85 degrees 38 minutes 50 seconds and run in a westerly direction along the North line of the South 1/2 of the SW 1/4 of said Section 21, for a distance of 2,682.71 feet to an existing old open top iron pin being the locally accepted Northeast corner of the SE 1/4 of the SE 1/4 of Section 20; thence turn an angle to the right of 0 degrees 36 minutes 14 seconds and run in a westerly direction along the North line of the SE 1/4 of the SE 1/4 of said Section 20 for a distance of 872.79 feet to an existing iron rebar being on the Northeast right of way line of U.S. Highway No. 31; thence turn an angle to the left and run in a southeasterly direction along the Northeast right of way line of said U.S. Highway No. 31 for a distance of 112.03 feet to an existing iron rebar; thence turn an angle to the left and run in an easterly direction along a line parallel to the North line of said SE 1/4 of SE 1/4 of said section for a distance of 765.23 feet, more or less, to an existing iron rebar; thence turn an angle to the right of 62 degrees 19 minutes 36 seconds and run in a southeasterly direction for a distance of 377.05 feet to an existing crimp iron pin; thence turn an angle to the right of 0 degrees 00 minutes 37 seconds and run in a southeasterly direction for a distance of 270.16 feet to an existing iron rebar; thence turn an angle to the left of 20 degrees 12 minutes 17 seconds and run in a southeasterly direction for a distance of 285.22 feet to an existing iron rebar; thence turn an angle to the right of 17 degrees 21 minutes 26 seconds and run in a southeasterly direction for a distance of 551.48 feet to an existing iron rebar, being on the South line of Section 21; thence turn an angle to the left of 59 degrees 57 minutes 13 seconds and run in an easterly direction along the South line of said section for a distance of 2,064.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any part of captions lands comprising AKM Commerce Park as recorded in Map Book 28, Page 1, Probate Office, Shelby County, Alabama.

