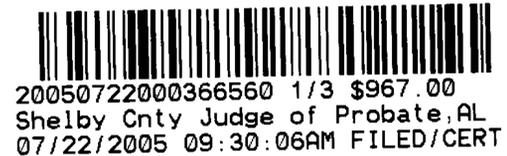


Send Tax Notice To:

Saginaw Properties, LLC
100 METRO PARKWAY
PELHAM, AL 35124

This Instrument Prepared By:
Joseph G. Stewart
BURR & FORMAN LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Hundred Fifty Thousand and No/100 Dollars (\$950,000.00) to the undersigned grantor, Tractor & Equipment Company, an Alabama corporation (the "Grantor"), in hand paid by Saginaw Properties, LLC, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, described on Exhibit A attached hereto and made a part hereof by this reference.

Subject to:

1. Ad valorem taxes for 2005;
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 145, page 373, in the Probate Office of Shelby County, Alabama (the "Probate Office");
3. Right(s)-of-Way(s) granted to the State of Alabama by instrument(s) recorded in Deed Book 204, page 104, in the Probate Office;
4. Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Deed Book 241, page 471, in the Probate Office; and
5. Right(s)-of-Way(s) obtained as a result of condemnation proceedings dated 6/28/65 in Probate Minutes Book 27, page 698, in the Probate Office.

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

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

Carabe Title, Inc.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument on this 27th day of May, 2005.

TRACTOR & EQUIPMENT COMPANY

By: *[Signature]*
Its: Secretary, Treasurer and
Chief Financial Officer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lloyd Adams, whose name as Secretary, Treasurer and Chief Financial Officer of Tractor & Equipment Company, an Alabama corporation, 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 such instrument, he, as such Secretary, Treasurer and Chief Financial 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 27th day of May, 2005.

Joseph S. Stewart
Notary Public
My Commission Expires: 1-20-09

[SEAL]


20050722000366560 2/3 \$967.00
Shelby Cnty Judge of Probate, AL
07/22/2005 09:30:06AM FILED/CERT

EXHIBIT A

Part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of said Section 30, run in a westerly direction along the north line of said Section for a distance of 49.5 feet to an existing old iron rebar; thence turn an angle to the left of 89°23'48" and run in a southerly direction along the west right of way line of Shelby County Highway No. 87 for a measured distance of 250.43 feet to an existing 3" old open top iron pin, being the point of beginning; thence continue in a southerly direction along last mentioned course and along the West right of way line of Shelby County Highway No. 87 for a distance of 594.06 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 89°46'43" and run in a westerly direction for a distance of 132.89 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90°03'57" and run in a southerly direction for a distance of 137.25 feet to an existing iron rebar; thence turn an angle to the right of 90°06'23" and run in a westerly direction for a distance of 221.11 feet to an existing iron rebar set by Laurence D. Weygand and being on the northeast right of way line of I-65 Highway; thence turn an angle to the right 73°24' and run in a northwesterly direction along the northeast right of way line of said I-65 Highway for a distance of 800.82 feet to an existing 3" old open top iron pin; thence turn an angle to the right of 110°07'47" and run in an easterly direction for a distance of 585.51 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.


20050722000366560 3/3 \$967.00
Shelby Cnty Judge of Probate, AL
07/22/2005 09:30:06AM FILED/CERT

Shelby County, AL 07/22/2005
State of Alabama

Deed Tax: \$950.00