

This Instrument Prepared By:
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813 Shades Creek Parkway, Suite 200
Birmingham, AL 35209

Send Tax Notice To:
Thompson Tractor Co., Inc.
P.O. Box 10367
Birmingham, AL 35202

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS WARRANTY DEED is executed and delivered on this 20th day of October, 2005, by **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama (hereinafter called "Grantor"), in favor of **THOMPSON TRACTOR CO., INC.**, an Alabama corporation (hereinafter called "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Four Hundred Thirty-Eight Thousand and No/100 Dollars (\$438,000.00) in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, namely:

Lot 4A, according to the Survey of Site 4A, Shelby West Corporate Park, as recorded in Map Book 35, page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2006 and subsequent years not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Shelby West Corporate Park as set out in instruments recorded in Instrument No. 1996-38767, Instrument No. 2001-20649 and Instrument No. 20050623000312460 in the Shelby County Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 165, page 122 and Deed Book 103, page 486 in said Probate Office.
4. 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 254, page 298 in the Probate Office.
5. Building setback line of 50' reserved from Corporate Woods Drive, 25' on the Southwesterly side, and 15' on the Northwesterly and Southeasterly sides of the property.
6. Easements as shown by recorded plat, including a 50' Alabama Power Company easement on the Southwesterly side of the property, 10' sanitary sewer easement on the Southeasterly side of the property and a 10' sanitary sewer easement on the Southwesterly and Northwesterly sides of the property.

7. Any matter that would be reflected by an accurate survey of the above-described property.

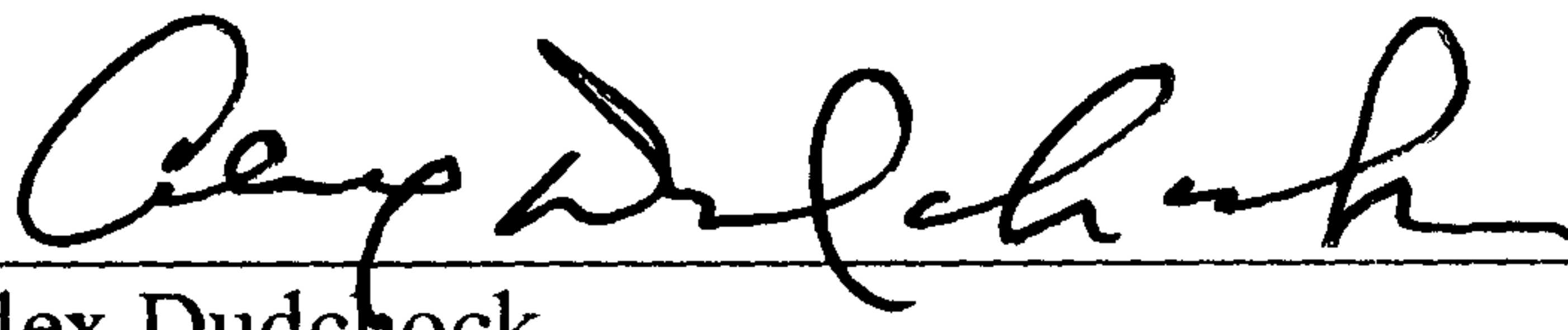
TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever in fee simple.

And the said Grantor, does for itself and for its successors and assigns covenant with the said Grantee, its heirs 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; that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereunto set its signature and seal as of the day and year first above written.

GRANTOR:

SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama

By: 
Alex Dudchock
County Manager

Shelby County, AL 10/20/2005
State of Alabama


Deed Tax: \$438.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alex Dudchock, whose name as County Manager for Shelby County, Alabama, a political subdivision of the State of Alabama, 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 the instrument, he, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal of office this 20th day of October, 2005.

[SEAL]


NOTARY PUBLIC
My Commission Expires: 10/20/05