

THIS INSTRUMENT PREPARED BY:

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SEND TAX NOTICES TO:

Triad Properties, LLC
Post Office Box 1667
Pelham, Alabama 35124

STATE OF ALABAMA)

SHELBY COUNTY)

45,000⁰⁰
consideration
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) cash and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned **VULCAN ENGINEERING CO.**, an Alabama corporation (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **TRIAD PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

All real property described on EXHIBIT "A" attached hereto and incorporated herein by reference,

together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto including, but not limited to, all rights of drainage from such property, and all easements, licenses, benefits and rights-of-way appurtenant to such property (collectively, the real property and improvements thereon are hereinafter referred to as the "Property").

This conveyance is made and accepted expressly subject to the matters listed on EXHIBIT "B" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exceptions"), but only to the extent actually affecting the Property (the reference to the Permitted Exceptions is not to be deemed to reimpose the same).

TO HAVE AND TO HOLD the Property unto the said GRANTEE, and its successors and assigns, in fee simple, **FOREVER**.

AND the GRANTOR does for itself, and for its successors and assigns, covenant with the said GRANTEE, and its successors and assigns, that GRANTOR is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise set forth in the Permitted Exceptions; that GRANTOR has a good right

to sell and convey the Property; and that GRANTOR will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed on this, the 2nd day of March, 2006.

GRANTOR:

VULCAN ENGINEERING CO., an Alabama corporation

By: [Signature]
Its: V-P

STATE OF ALABAMA)
 :
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for the aforesaid County, in said State, hereby certify that Richard J Hendricks, whose name as Vice President of **VULCAN ENGINEERING CO.**, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and official seal this the 2nd day of March, 2006.

[Signature]
NOTARY PUBLIC

[SEAL]

My Commission Expires: July 1, 2007

EXHIBIT A
to
WARRANTY DEED

Grantor: Vulcan Engineering Co.

Grantee: Triad Properties, LLC

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 15, Township 20 South, -- Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1 - 1/2" open pipe at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 20 South, Range 3 West and run in a Westerly direction along the South line of said Quarter-Quarter section for 381.43 feet to a 5/8" rebar and the point of beginning of the herein described parcel; thence continue along last described course for 163.39 feet to a 5/8" rebar on the Easterly right-of-way of Mullins Drive; thence deflect 94 degrees 08 minutes 24 seconds and run to the right in a Northerly direction along said right-of-way for 184.81 feet to a rebar and cap at the beginning of a curve to the left having a central angle of 49 degrees 07 minutes 47 seconds and a radius of 145.00 feet; thence deflect 24 degrees 33 minutes 45 seconds to chord and run to the left along the arc of said curve and along said right-of-way for 124.33 feet to a 5/8" rebar; thence deflect 24 degrees 30 minutes 06 seconds from the chord of said curve and run to the right in a Northerly direction for 60.02 feet to a 5/8" rebar on the Southerly right-of-way of CSX Railroad; thence deflect 77 degrees 37 minutes 13 seconds and run to the right in a Northeasterly direction along said right-of-way for 138.59 feet to a 5/8" rebar; thence deflect 18 degrees 24 minutes 27 seconds and run to the right in an Easterly direction along said right-of-way for 55.01 feet to a rebar abd cap; thence deflect 82 degrees 10 minutes 32 seconds and run to the right in a Southerly direction for 191.52 feet to a 5/8" rebar; thence deflect 3 degrees 38 minutes 30 seconds and run to the left in a Southerly direction for 176.22 feet to the point of beginning.

Situated in Shelby County, Alabama.

EXHIBIT B
to
WARRANTY DEED

Grantor: *Vulcan Engineering Co.*

Grantee: *Triad Properties, LLC*

1. All matters shown on that certain survey dated October 14, 2005, prepared by Robbin E. Phillips, AL. L.S. #14976, Paragon Engineering, Inc., 2320 Highland Avenue - Suite 175, Birmingham, Alabama 35205, Project Number 030542.02.
2. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
4. Easement to Colonial Pipe Line Company as recorded in Deed Book 325, Page 215 and Deed Book 112, Page 327, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County as recorded in Deed Book 222, Page 955 and Deed Book 224, Page 252, in the Probate Office of Shelby County.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 206, Page 206 and Deed Book 235, Page 788, in the Probate Office of Shelby County.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1996-7388.
8. Less and except any part, if any, of the subject property lying within the right of way of a public road.

*All 42,500 of above consideration is paid
by the mortgage filed simultaneously.*