

This instrument prepared by:
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Birmingham, Alabama 35209
Phone: (205) 870-0555

Send Tax Notices To:
Jernigan Investments II, LLC
5 Turnberry Place
Shoal Creek, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eight Hundred Fifteen Thousand Dollars and No/100 Dollars (\$815,000.00) to the undersigned grantor, **LAND SOUTH CONTRACTORS, INC.**, an Alabama corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JERNIGAN INVESTMENT II, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot D, according to a Resurvey of Site 11, Shelby West Corporate Park, as recorded in Map Book 30, page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2006 and subsequent years not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 352, page 805 and Real Record 270, page 714.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 57, page 373 and as shown on map recorded in Map Book 28, page 97 and Map Book 27, page 61.
4. Easement(s)/Right(s) of Way granted to Alabama Power Company for power distribution facilities as recorded under Instrument Number 20030612000368300 and under Instrument Number 20050801000383430.
5. Covenants, conditions, restrictions, limitations, easements and liens for assessments

set forth in Instrument recorded under Instrument Number 1996-38767 and amended under Instrument Number 20050801000383430.

6. All matters set forth in instrument entitled "Covenant To Run With The Land" recorded under Instrument Number 20030930000657490.
7. Conditions as set forth under Instrument Number 20020916000444320.

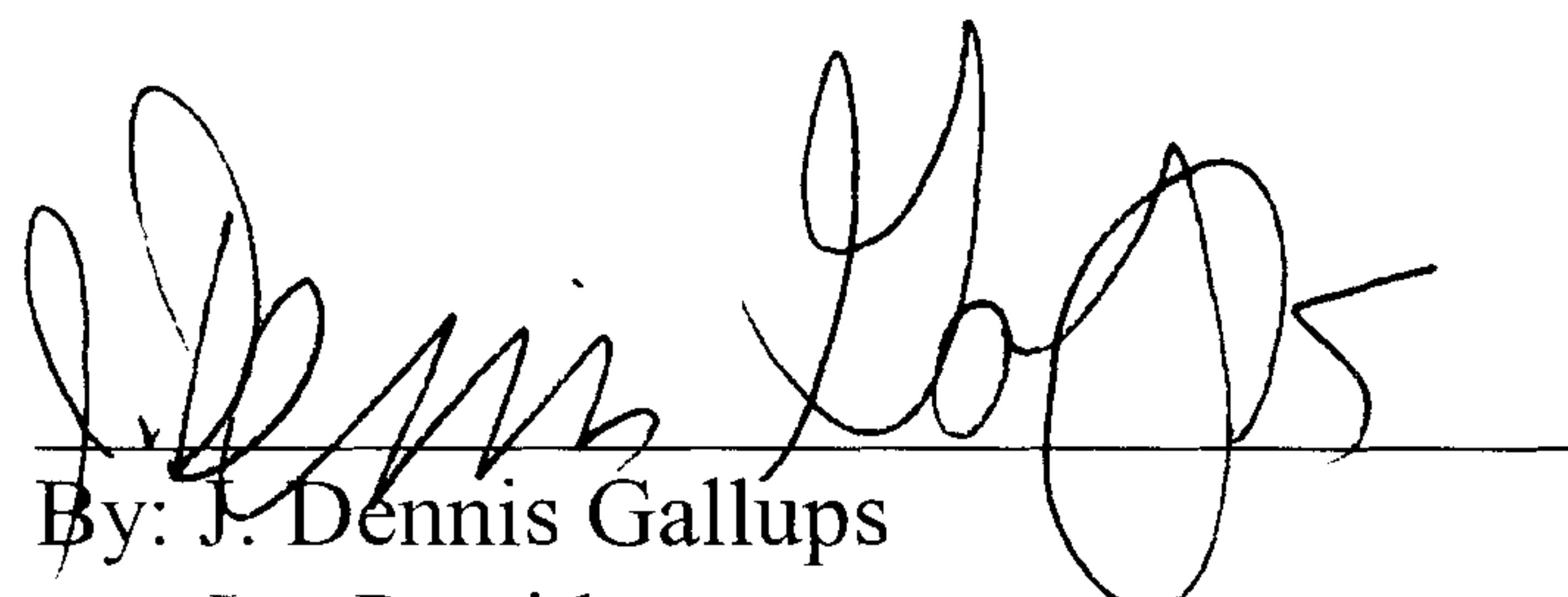
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, 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.

IN WITNESS WHEREOF, GRANTOR, has set its signature as the act of such GRANTOR, this the 30 day of March, 2006.

GRANTOR:

LAND SOUTH CONTRACTORS, INC.
an Alabama corporation


By: J. Dennis Gallups
Its: President

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Dennis Gallups, whose name as President of Land South Contractors, Inc., 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 thereof, 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 30 day of March, 2006.

Philip D. Long Jr.
Notary Public

My Commission Expires: 04-04-08

(S E A L)

Shelby County, AL 03/30/2006
State of Alabama
Deed Tax: \$815.00