This instrument was prepared by: Clayton T. Sweeney, Esquire 2700 Highway 280 East Suite 160 Birmingham, Alabama 35223

Send Tax Notice to: Douglas D. Eddleman, President Eddleman Properties, Inc. 2700 Highway 280 East Suite 425 Birmingham, AL 35223

20060516000229940 1/3 \$5027.50 Shelby Cnty Judge of Probate, AL

05/16/2006 10:16:54AM FILED/CERT

5,010,050.00

STATE OF ALABAMA COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and NO/100 Dollars (\$10.00) to the undersigned grantor, DANTRACT, INC.., an Alabama corporation, (Herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said DANTRACT, INC., an Alabama corporation, by these presents, grant, bargain, sell and convey unto EDDLEMAN PROPERTIES, INC., an Alabama corporation (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A attached hereto and made a part hereof for legal description

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2006 and subsequent years not yet due and payable, including any future "roll-back" 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 9, Page 302 (Shelby County) and Volume 264, Page 1 (Jefferson County) in the Probate Office.
- (3) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 41 Page 391 in the Probate Office.
- (4) Easement to Alabama Power Company as shown by instrument recorded in Real 207, Page 380 and Real 220, Pages 521 and 532, in said Probate Office, if applicable to the property conveyed herein..
- (5) Rights of others to the use of Swan Drive.
- (6) 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 111, Page 625, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantees, and to Grantee's successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature or quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

GRANTOR:

Dantract, Inc.

an Alabama Corporation

By: Manh Wanss

Charles W. Daniel

Its President

STATE OF ALABAMA) COUNTY OF JEFFERSON)

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I, the undersigned, a Notary Public in and for said County in said State hereby certify that Charles W. Daniel, whose name as President of Dantract, Inc., an Alabama corporation, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 of office this the 1

2 day of May, 2006.

NOTARY PUBLIC

My Commission expires:

ALE.

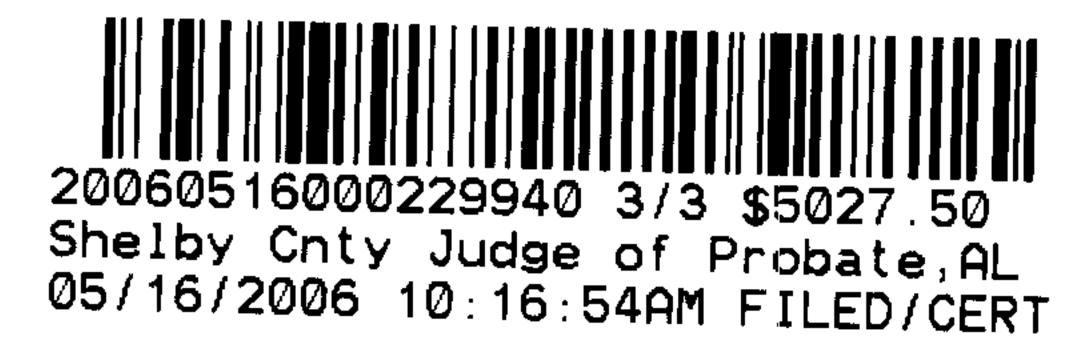


Exhibit "A" <u>Legal Description for Statutory Warranty Deed</u> <u>from Dantract, Inc. to Eddleman Properties, Inc.</u>

A parcel of land situated in the West 1/2 of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Section 30, Township 18 South, Range 1 West and run in a Southerly direction along the West line of said Section 30 for a distance of 3,956.25 feet, more or less, to an existing iron pin being the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 30; thence turn an angle to the left and run in an Easterly direction along the South line of said Northwest 1/4 of the Southwest 1/4 and the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30 for a distance of 1,750.00 feet, more or less, to a point on the Northwesterly right of way line of a dirt road; thence turn an angle to the left and run in a Northeasterly direction along said Northwesterly right of way line of a dirt road for a distance of 1,260.00 feet, more or less; thence turn an angle to the left of 128 degrees 07 minutes 51 seconds and run in a Northwesterly direction for a distance of 1,282.96 feet, more or less; thence turn an angle to the right of 53 degrees 30 minutes and run in a Northeasterly direction for a distance of 2,027.66 feet, more or less, to a point on the North line of said Section 30; thence turn an angle to the left of 110 degrees 36 minutes 35 seconds and run in a Westerly direction along said North line of said Section 30 for a distance of 2,486.40 feet, more or less, to an existing 3 foot capped iron being the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 05/16/2006 State of Alabama

Deed Tax: \$5010.50