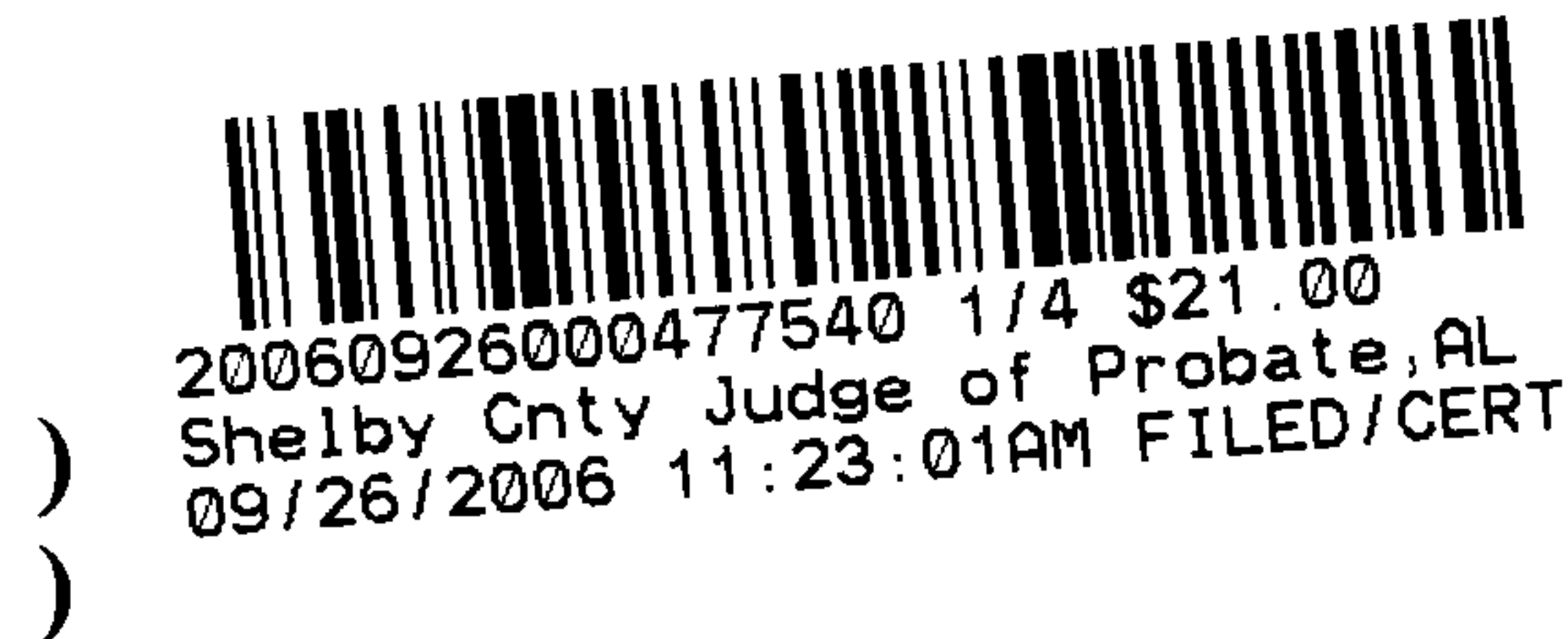


STATE OF ALABAMA
SHELBY COUNTY



SEND TAX NOTICE TO:
Steven A. Skawaski
234 Cedar Way
Montevallo, Al 35115

STATUTORY WARRANTY DEED

WHEREAS, Mary E. Fritz owned an undivided seventy-five percent (75.0%) interest in that certain property located at 234 Cedar Way, Montevallo, Alabama 35115, Shelby County, Alabama (the "Property") by virtue of deeds recorded at Deed Book 012, Page 567 and instrument 20040407000180350 in the office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, MARY E. FRITZ died in Indian River County, Florida on or about April 9, 2005;

WHEREAS, Mary E. Fritz was survived by her mother, Esther M. Redd, who subsequently died on July 11, 2005;

WHEREAS, the Last Will and Testament of Mary E. Fritz was admitted to probate in the Probate Court of Shelby County, Alabama on January 31, 2006 in Probate Case PR-2006-000053;

WHEREAS, Alexander Fritz is the Personal Representative of the Estate of Mary E. Fritz;

WHEREAS, in accordance with the terms of Item Fourth of said Will, the undivided seventy-five percent (75.0%) interest in the Property passed to the Trustee of the Mary E. Fritz Trust Agreement dated February 4, 2004 (the "Revocable Trust");

WHEREAS, Alexander Fritz is the Trustee of the Revocable Trust;

WHEREAS, pursuant to the terms of Items Fifth and Eighth of the Trust, and because Esther M. Redd is deceased, an undivided thirty-seven and one-half percent (37.5%) interest in the Property passed to STEVEN A. SKAWSKI and an undivided thirty-seven and one-half percent (37.5%) interest in the Property passed to LISA M. PRIOR;

WHEREAS, Alex Fritz, as Trustee of the Mary E. Fritz Trust Agreement dated February 4, 2004 desires to transfer an undivided thirty-seven and one-half percent (37.5%) interest in the Property to STEVEN A. SKAWSKI.

WHEREAS, Alex Fritz, as Trustee of the Mary E. Fritz Trust Agreement dated February 4, 2004 desires to transfer an undivided thirty-seven and one-half percent (37.5%) interest in the Property to LISA M. PRIOR, and LISA M. PRIOR desires to transfer such undivided thirty-seven and one-half percent (37.5%) interest in the Property to STEVEN A. SKAWSKI;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned Grantor, **LISA M. PRIOR**, in her individual capacity and **ALEX FRITZ**, in his capacities as Personal Representative of the Estate of Mary E. Fritz and as Trustee of the Mary E. Fritz Trust Agreement dated February 4, 2004 do each hereby grant, bargain, assign, sell and convey unto **STEVEN A. SKAWSKI** an undivided thirty-seven and one-half percent (37.5%) interest in the Property, said Property being located in Shelby County, Alabama and being more fully described as follows (the "Property"):

A parcel of land located in the N 1/2 of the N 1/2 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the NE corner of said Section 4; thence run west along the north line of said Section a distance of 2126.86 feet to the point of beginning; thence continue last course a distance of 538.19 feet; thence turn left 95 deg. 30 min. 21 sec. a distance of 145.01 feet; thence turn left 83 deg. 35 min. 24 sec. a distance of 106.91 feet; thence turn right 86 deg. 20 min. 18 sec. a distance of 23.20 feet; thence turn left 87 deg. 15 min. 00 sec. a distance of 416.27 feet; thence turn left 89 deg. 59 min. 33 sec. a distance of 169.15 feet to the point of beginning. Situated in Shelby County, Alabama. Less and except that part lying within the prescriptive public road along the north side of property.

As a result of this conveyance an undivided seventy-five percent (75.0%) interest in the Property is being transferred to **STEVEN A. SKAWSKI**.

TOGETHER WITH all appurtenances thereto belonging or in any wise appertaining and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way.

This conveyance is made subject to the following:

1. Ad valorem taxes for the tax year 2006;
2. All recorded mortgages, recorded easements, liens, rights-of-way, restrictions, set-back lines, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein;
3. Coal, oil, gas and other mineral interests in, to or under the land herein described

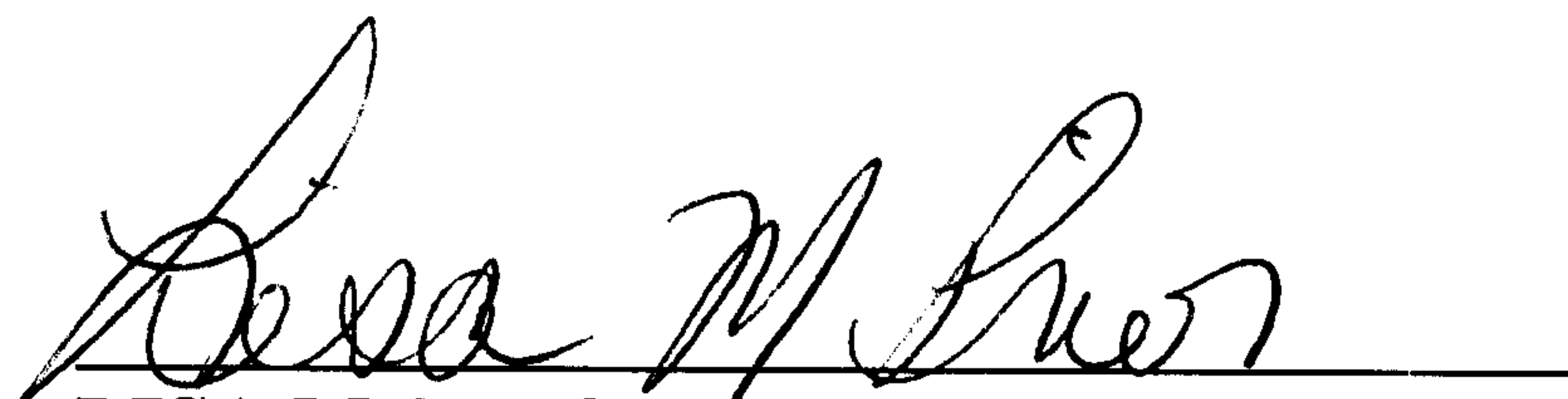
TO HAVE AND TO HOLD to the Grantees, his heirs, successors and assigns forever.

And said Grantors do for themselves, their heirs, representatives, executors, successors and assigns, covenant with said Grantee, his heirs, representatives, executors and assigns, that the Grantors and the Grantors' respective heirs, representatives, executors, successors and assigns are lawfully seized in fee simple of the Property, that the Property is free from all encumbrances except certain mortgages of record, that they have good right to sell and convey the same as


aforesaid, and that that they will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantors, but not further or otherwise.

This deed of conveyance was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the undersigned Grantors have set their hands and seals this 6th day of September, 2006.


LISA M. PRIOR

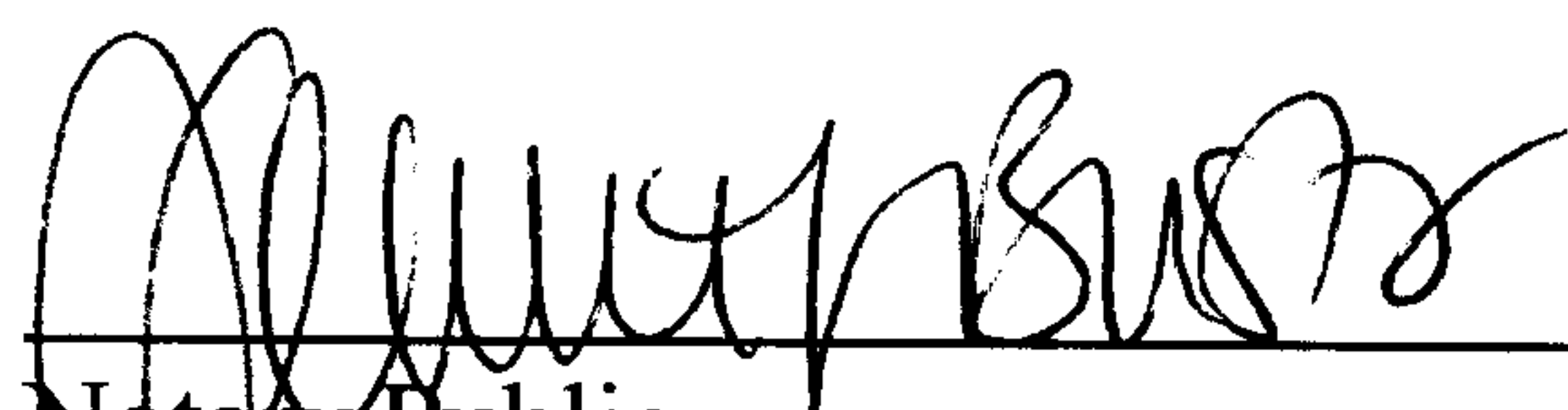
STATE OF TEXAS)
Collin)
COUNTY)

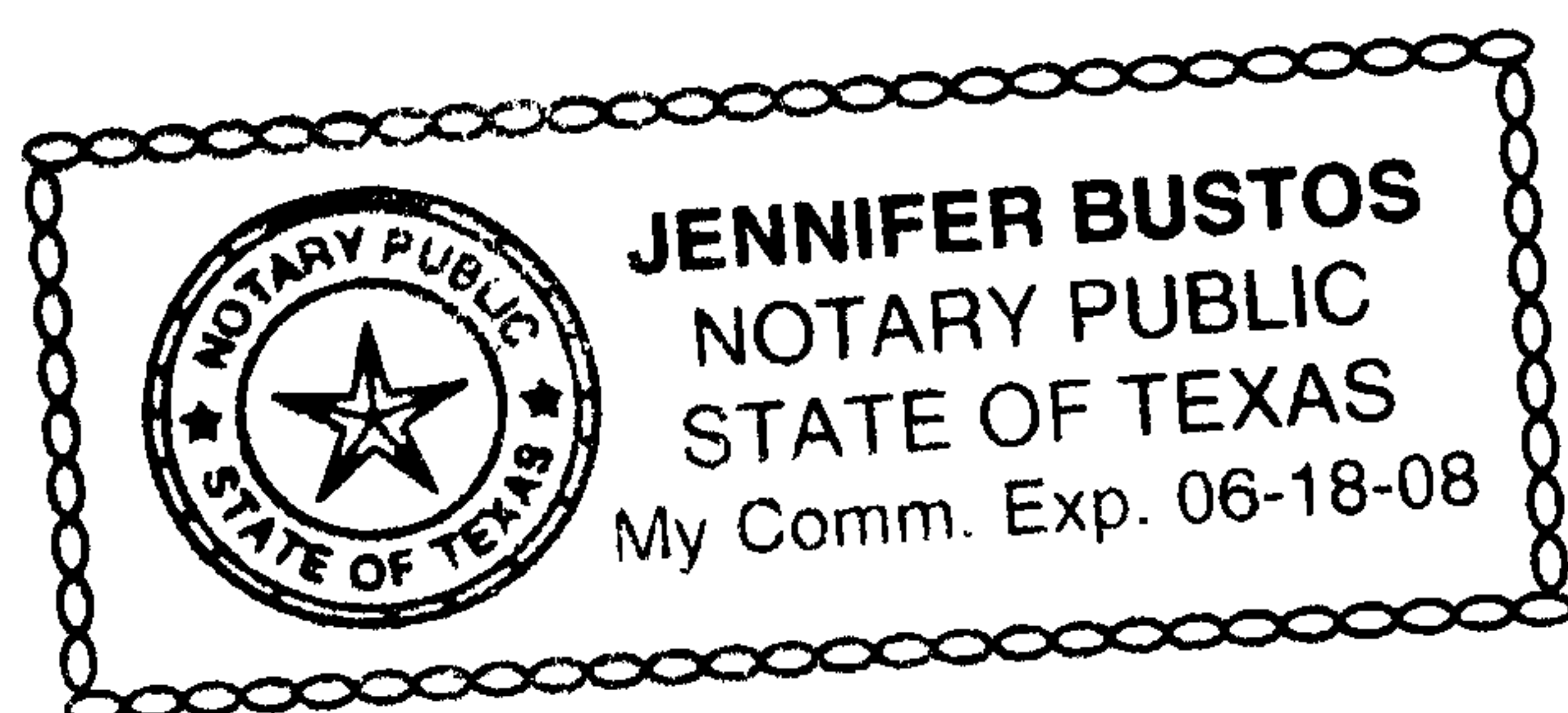

20060926000477540 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
09/26/2006 11:23:01AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LISA M. PRIOR, whose name 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 Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of September, 2006.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: 6/18/08

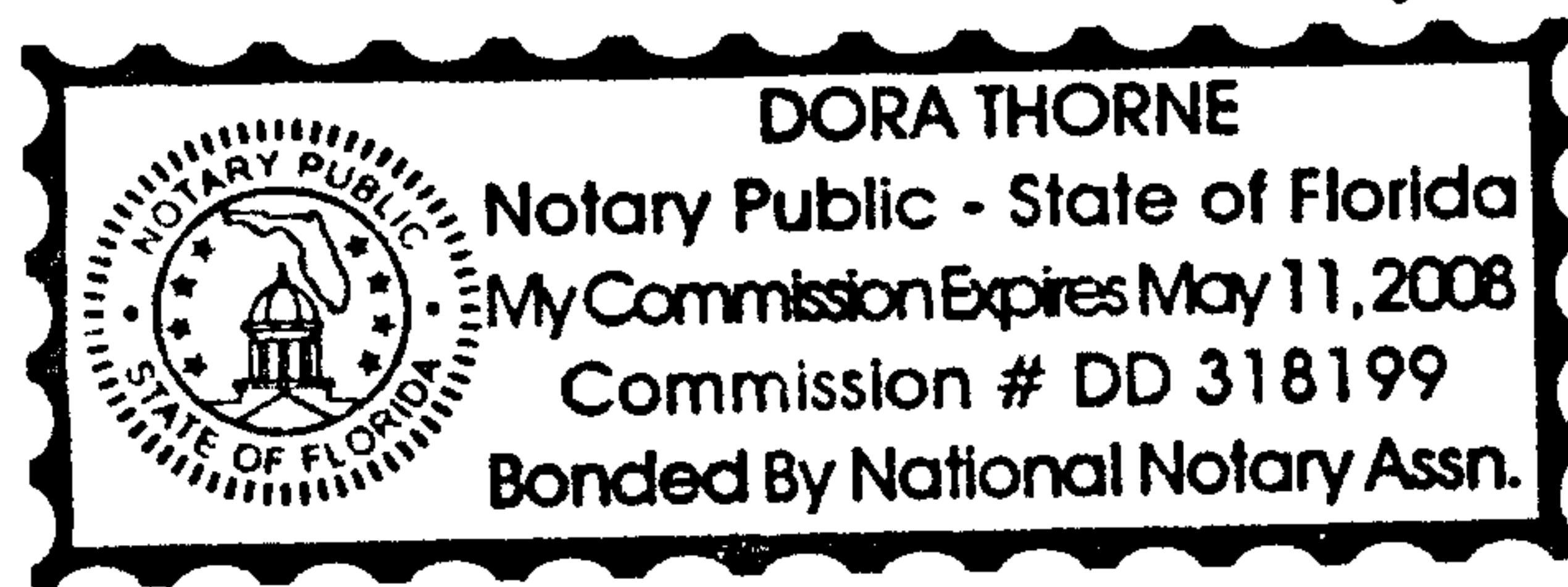


Alex Fritz (PR)
ALEX FRITZ, in his capacity as Personal Representative
of the Estate of Mary E. Fritz and in his capacity as Trustee
of the Mary E. Fritz Trust Agreement dated February 4, 2004

STATE OF FLORIDA)
Indian River)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALEXANDER FRITZ, whose name is signed to the foregoing Deed as Personal Representative of the Estate of Mary Mary E. Fritz and in his capacity as Trustee of the Mary E. Fritz Trust Agreement dated February 4, 2004, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such Personal Representative and Trustee, executed the same voluntarily on the day the same bears date.


Given under my hand this 28 day of August, 2006.



[NOTARIAL SEAL]

Dora Thorne
Notary Public
My Commission Expires: May 11, 2008

THIS INSTRUMENT WAS PREPARED BY
(without the benefit of a Title Search):
Andrew J. Potts
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
420 North 20th Street, Suite 1600, SouthTrust Tower
Birmingham, Alabama 35203-5202


20060926000477540 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
09/26/2006 11:23:01AM FILED/CERT