

SEND TAX NOTICES TO:

PLUS HOLDING, INC.

~~2310 Highway 31 South,~~ **7645 Highway 119**
~~Pelham, AL, 35124~~
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Two Hundred Fifteen Thousand and 00/100 Dollars (\$1,215,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MOORE OIL CO., INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **PLUS HOLDING, INC.** (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

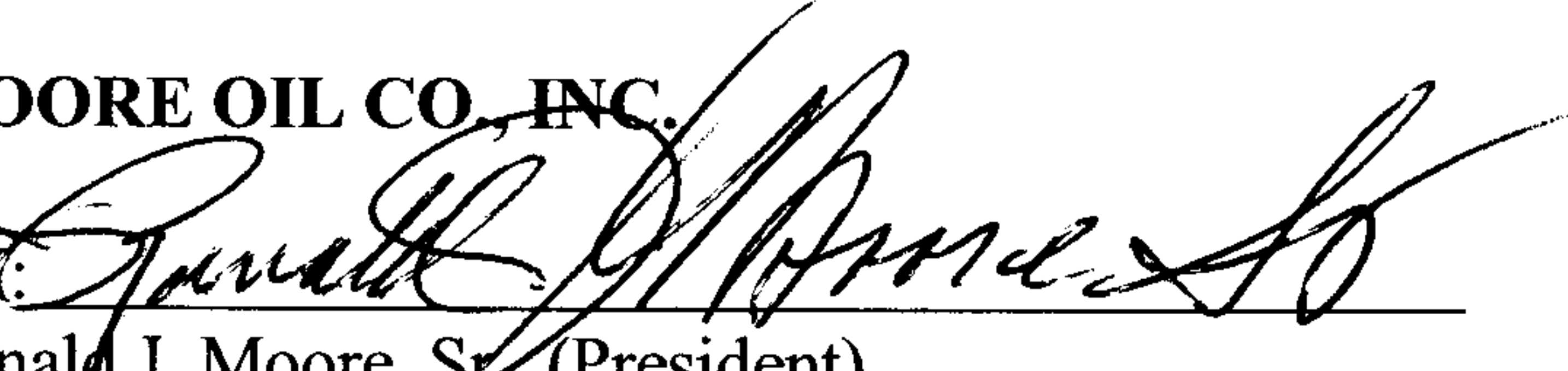
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 3 day of October, 2007.

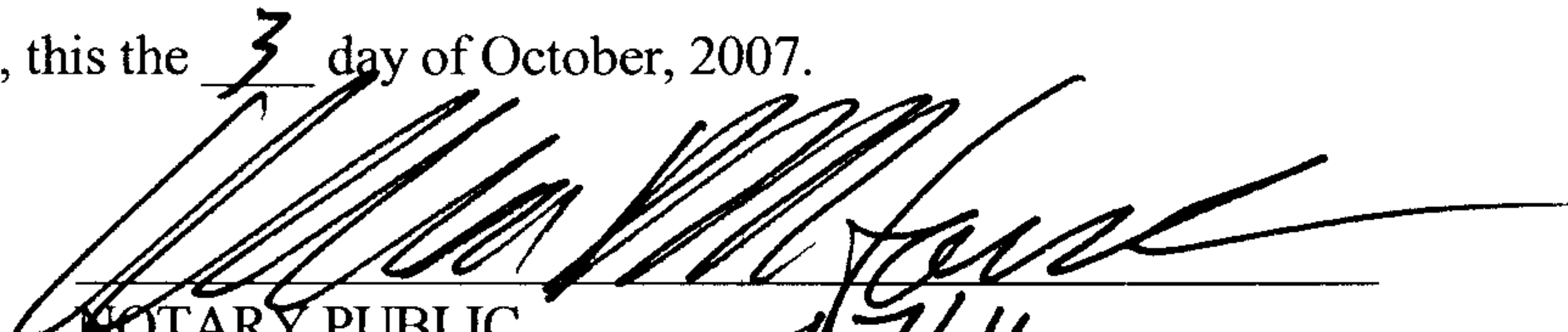
MOORE OIL CO., INC.

BY: 
Ronald J. Moore, Sr. (President)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ron Moore, Sr., whose name as President of MOORE OIL CO., INC., a 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, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 3 day of October, 2007.


NOTARY PUBLIC
My Commission Expires: 07/11

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Easterly along the North line of said quarter section a distance of 878.68 feet to the point of beginning of the tract of land herein described; thence continue Easterly along said quarter line for 609.75 feet to a point on the Westerly right of way line of Alabama Highway #119; thence turn 72 degrees 52 minutes 10 seconds right to the tangent of a curve to the left, said curve having a radius of 2,904.79 feet, and run Southeasterly along said curve and said right of way line for 520.11 feet to a point; thence turn 45 degrees 38 minutes 58 seconds right from the tangent to said curve at said point and run Southwesterly 99.69 feet to a point on the Northerly right of way line of Shelby County Highway #80; thence turn 62 degrees 29 minutes 18 seconds right to the tangent of a curve to the right, said curve having a radius of 1,869.86 feet, and run Westerly along said curve and said right of way line for 199.84 feet to the point of a tangent to said curve; thence run Westerly along said tangent to said curve for 510.07 feet; thence turn 87 degrees 22 minutes 28 seconds right and run 631.82 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of Land situated in the Southwest Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southwest Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run East along the North line of the Southwest quarter for a distance of 878.68 feet to the Point of Beginning of the parcel of land herein described; thence continue along the last described course for a distance of 609.75 feet to a point on the West right of way line of Alabama Highway #119; thence turn 72 degrees 52 minutes 10 seconds right to the tangent of a curve to the left, said curve having a radius of 2904.79 feet and run along the arc of said curve and said road right of way for a distance of 291.75 feet to a point; thence turn 83 degrees 54 minutes 19 seconds right from the tangent to said curve at said point and run Southwesterly for a distance of 226.38 feet; thence turn 90 degrees 00 minutes 00 seconds right and run Northwesterly for a distance of 74.16 feet; thence turn 93 degrees 07 minutes 52 seconds left and run Southwesterly for a distance of 143.60 feet; thence turn 71 degrees 58 minutes 41 seconds left and run Southeasterly for a distance of 218.74 feet to a point on the North right of way line of Shelby County Highway #80; thence turn 100 degrees 34 minutes 26 seconds right and run Westerly along said road right of way for a distance of 340.24 feet; thence turn 87 degrees 22 minutes 28 seconds right and run Northerly for a distance of 631.82 feet to the Point of Beginning.

SUBJECT TO: i) taxes and assessments for the year 2007, a lien but not yet payable; ii) title to that portion of the property within any road rights of ways; iii) encroachment agreement recorded as Instrument 1996-1681; iv) right of way to Alabama Power Company recorded in Volume 101, page 90, Volume 101, page 89 and Volume 121, page 188; v) right of way granted to Shelby County recorded in Volume 245, page 257; vi) easement granted to Plantation Pipeline recorded in Volume 112, page 265; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

THIS PROPERTY IS ALSO BEING CONVEYED BY GRANTOR TO GRANTEE SUBJECT TO A MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT EXECUTED BY GRANTOR IN FAVOR OF COMPASS BANK.