
THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Matthew W. Grill, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

Shelby Land Partners, LLC
Four Riverchase Ridge
Birmingham, Alabama 35244
Attn: James A. Jackson

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Six Hundred Twenty Thousand and No/100 Dollars (\$620,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **Plaza Pines, L.L.C.**, an Alabama limited liability company (the "Grantor"), does hereby grant, bargain, sell and convey unto **Shelby Land Partners, LLC**, an Alabama limited liability company, a 50% undivided interest and to **3165 Investments, LLC**, an Alabama limited liability company, a 50% undivided interest, as tenants in common, and their successors and assigns (hereinafter collectively referred to as the "Grantee"), in that certain real property (the "Property") lying and being situated in Shelby County, Alabama and more particularly described as follows:

PARCEL 1:

A tract of land situated in the Northeast ¼ of the Southwest ¼ of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the southeast corner of said ¼ - ¼ section and run north 00 degrees 25 minutes 16 seconds west along the east line of said ¼ - ¼ section for 663.99 feet to a point on the easterly right of way line of Interstate Highway No. 65; thence run south 28 degrees 49 minutes 14 seconds west along said right of way line for 244.45 feet; thence run south 15 degrees 20 minutes 49 seconds west along said right of way line for 460.61 feet to a point on the south line of said ¼ - ¼ section; thence run south 88 degrees 41 minutes 06 seconds east for 244.69 feet to the point of beginning.

Said tract of land having an area of 94,317 square feet or 2.17 acres.

PARCEL 2:

That part of Northeast 1/4 of Southwest 1/4, Section 1, Township 21, Range 3 West, East of Highway I-65, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year, a lien not yet due and payable.
2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 219, Page 584, Deed Book 179, Page 337, Deed Book 210, Page 109, Deed Book 213, Page 366 and Deed Book 145, Page 297.
3. Denial of all existing, future or potential common law or statutory rights of access between subject property and I-65.
4. Tenants in possession whose rights of possession are terminable upon no more than thirty (30) days notice.
5. Mineral and mining rights not owned by the Grantor.

And the Grantor, for the Grantor, and its successors and assigns, covenants with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of said property; that said property is free from all encumbrances except for the Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that no party other than the Grantor is in possession of all or any portion of the Property under any unrecorded leases, tenancy at will or otherwise, except tenants in possession whose rights of possession are terminable upon no more than thirty (30) days notice; and that the Grantor, and his successors and assigns, shall warrant and defend the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed on the 16 day of January, 2004.

WITNESS:

[Signature]
Thomas E. Seal

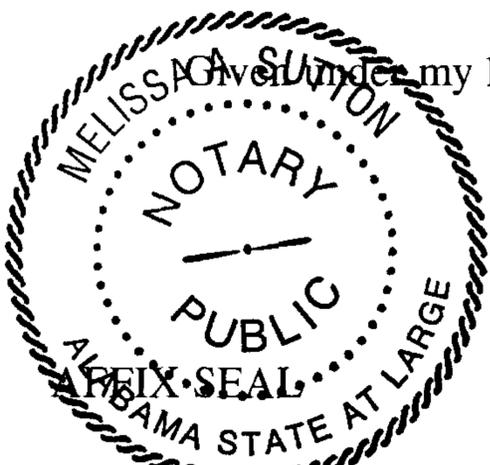
PLAZA PINES, L.L.C., an Alabama limited liability company

By [Signature]
Its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Charles E. Seales, whose name as Member of **PLAZA PINES, L.L.C.**, an Alabama limited liability company, 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 executed the same as Member of said limited liability company on the day the same bears date.

Under my hand and official seal this the 16th day of January, 2004.



[Signature]
Notary Public

My commission expires: 03/27/07