

Send tax notice to:
LandAmerica Exchange Company,
as Intermediary for Bearden Properties, LLC
2200 Woodcrest Place, Suite 330
Birmingham, AL 35209

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the like-kind exchange of real properties, the receipt and sufficiency of which are hereby acknowledged, **KNOX INVESTMENTS, LLC**, a Georgia limited liability company ("Grantor") does hereby, grant, bargain, sell, and convey unto, **LANDAMERICA EXCHANGE COMPANY, AS INTERMEDIARY FOR BEARDEN PROPERTIES, LLC PURSUANT TO THAT CERTAIN LIKE-KIND EXCHANGE AGREEMENT DATED DECEMBER 16, 2003, AND AMENDED BY THAT CERTAIN FIRST AMENDMENT TO LIKE-KIND EXCHANGE AGREEMENT DATED JANUARY 27, 2004**, ("Grantee) the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Clayton's Addition to Oak Mountain Business Park, Lots 22 and 23, as recorded in Map Book 30, page 25, in the Probate Office of Shelby County, Alabama

This Deed is executed as required by the Articles of Organization and Operating Agreement of Grantor, and same have not been modified or amended.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:


1. Ad valorem taxes for the 2004 tax year and thereafter
2. Building setback line of 35 feet as reserved from Applegate Trace as shown on recorded plat
3. Easements as shown by recorded plat, including 7.5 feet on the easterly side of the land
4. Restrictions, covenants, and conditions as set out in instruments recorded in Instrument #1998-51856 and Instrument #2000-17408 and amended in Instrument #20020816000389150 and Instrument #20020816000389140 in said Probate Office

5. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed 242, page 911, and Deed 230, page 117, in said Probate Office
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 33, page 300, and Deed 244, page 587, in said Probate Office
7. Restrictions, limitations, and conditions as set out in Map Book 30, page 125, in said Probate Office

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for and on its behalf as of the 29th day of January, 2004.

KNOX INVESTMENTS, LLC

By 
Justin M. Knox
Its Manager

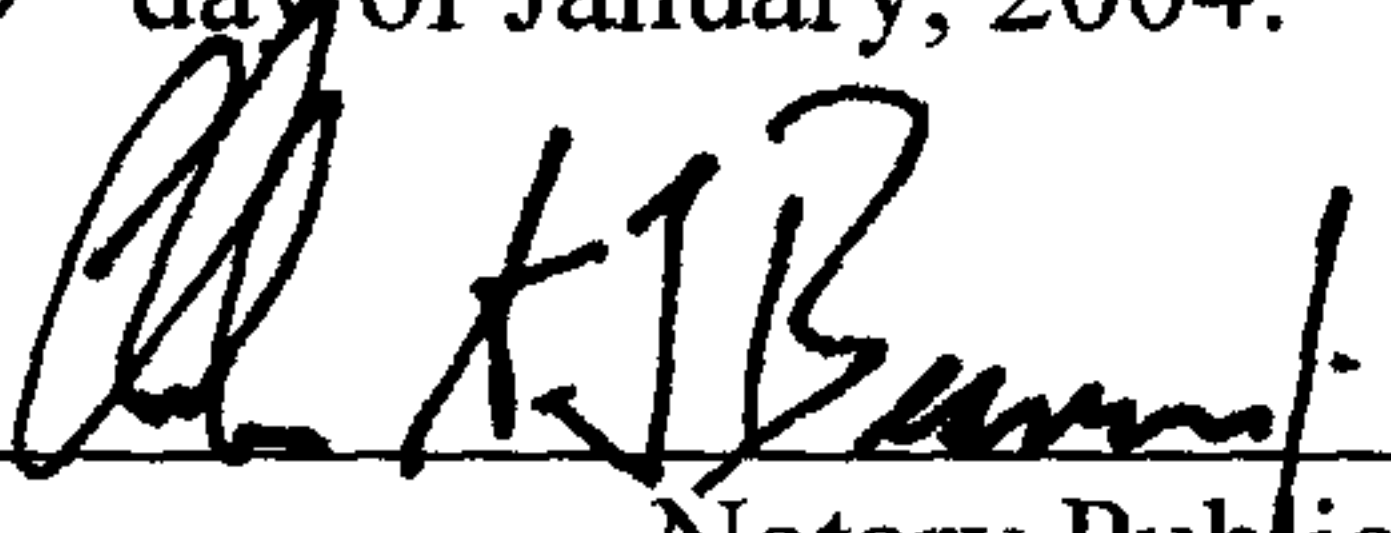
STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Justin M. Knox, whose name as Manager of Knox Investments, LLC., a Georgia 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, as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 29th day of January, 2004.


Notary Public

[NOTARIAL SEAL]

My commission expires: Aug 8 2007