

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
A & A Holdings, LLC
281 Mendel Parkway
Montgomery, Alabama 36117

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Sixty thousand and no/100 (\$60,000.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **26/31, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **A & A Holdings, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 11, according to the Final Plat of Saginaw Commercial Park, Phase 2, as recorded in Map Book 30, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Mineral and mining rights excepted.

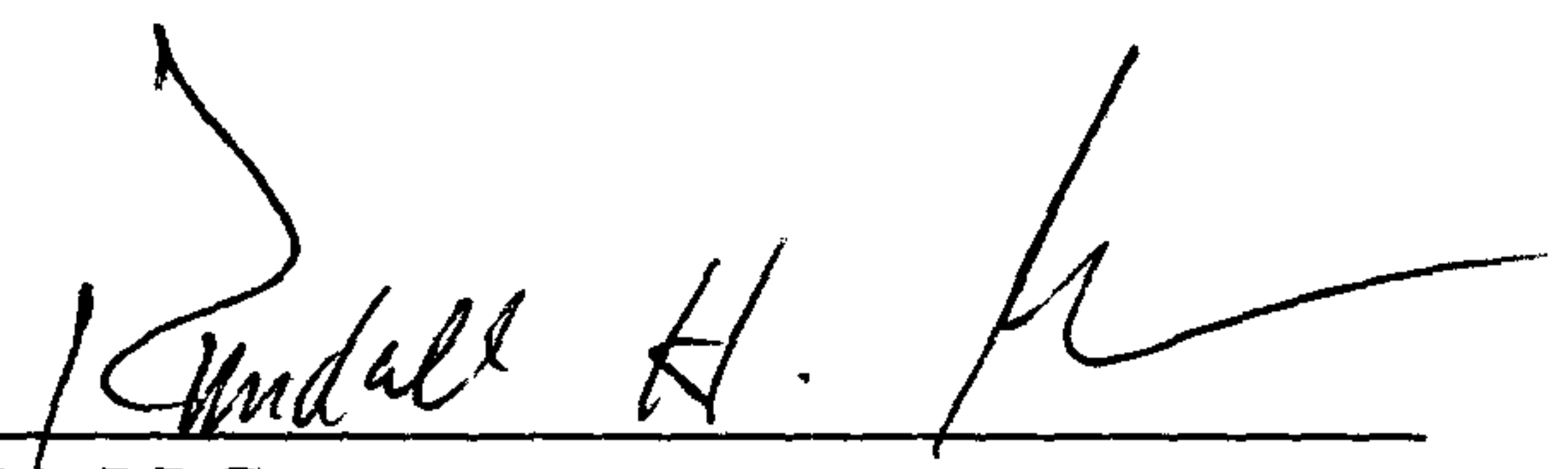
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$458,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of January, 2004.



26/31, LLC
By: Randall H. Goggans
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans whose name(s) as Member of **26/31, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 28th day of January, 2004.



Notary Public
My Commission Expires: 02-25-05