

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Bearden Properties, LLC
3490 BEARDEN LANE
HELENA, ALABAMA 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy-Five Thousand and No/100 Dollars to the undersigned grantor, Southeast Electric Service, Inc. an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by Bearden Properties, LLC (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 28th day of January, 2004.

WITNESS:

Eddy Jowers

Southeast Electric Service, Inc.

By: Henry J. Clark, III
Henry J. Clark, III, as its President

STATE OF ALABAMA)
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry J. Clark, III, as President of Southeast Electric Service, Inc., a corporation, 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 the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Lashik Y. H.
Notary Public

My commission expires My Commission Expires 03-06-2005

EXHIBIT "A"

Lot 3, according to the map and survey of Southeast Electric Services, as recorded in Map Book 32, at Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement to Southern Natural Gas Corporation, recorded in Deed Book 90, at Page 433, in the Probate Office; (3) Easement to Plantation Pipe Line Company, recorded in Deed Book 112, at Page 373, in the Probate Office; (4) Transmission line permit to Alabama Power Company recorded in Deed Book 76, at Page 297, and Deed Book 138, at Page 313, in the Probate Office; (5) Rights, if any, of Debsco Metal Finishing, Inc., Crystal Cleaning Systems, LLC, and Environmental Risk Assessment Services, Inc., as holdover tenants in possession pursuant to leases, the terms of which have expired.