


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
BCB 104 LLC
461 GREEN GLADE RD.
BIRMINGHAM, AL.
35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040308000119300 Pg 1/1 196.00
Shelby Cnty Judge of Probate, AL
03/08/2004 16:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Swap of real property having equal value plus Five thousand Dollars (\$5,000.00) in boot for a total consideration of One Hundred Eighty-five thousand dollars and 00/100 (\$185,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Randall H. Goggans, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BCB104, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Riverchase Trade Center as recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any matters which an accurate survey of property conveyed might reveal; (5) The physical condition of improvements on the property conveyed, it being expressly understood that the property is conveyed in its As Is, Where Is conditional; (6) Any environmental conditions affecting the property conveyed; (7) Any matters not revealed in title commitment under File Number T-66843 issued by The Title Group, Inc. issued for First American Title Insurance Company.

The property conveyed herein is not the homestead of the Grantor or his spouse.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the 3rd day of March, 2004.


Randall H. Goggans

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name 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 the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of March, 2004.


Notary Public

My Commission Expires: 3-1-06