

THIS INSTRUMENT WAS PREPARED BY:

GAIL LIVINGSTON MILLS, ESQ.
BURR & FORMAN LLP
3100 SOUTHTRUST TOWER
BIRMINGHAM, AL 35203

SEND TAX NOTICE TO:

AIG BAKER PELHAM, L.L.C.
1701 LEE BRANCH LANE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

*RE
in consideration
of \$805,000.00*

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to the undersigned grantor, **BETTY B. WRIGHT, AS TRUSTEE UNDER THE IRREVOCABLE TRUST OF INDENTURE, DATED DECEMBER 31, 1995 ("Grantor")**, in hand paid by **AIG BAKER PELHAM, L.L.C.**, a Delaware limited liability company ("**Grantee**"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of Grantor's right, title and interest in and to that certain real estate (the "**Property**") situated in Shelby County, Alabama, to-wit:

The W 1/2 of W 1/2 of NE 1/4 of Section 25, Township 20 South, Range 3 West.

Subject, however, to the following matters (the "**Permitted Encumbrances**").

1. Taxes and assessments for the year 2005, and subsequent years, a lien not yet due and payable.
2. Easements to the City of Pelham as recorded in Instrument #1999-18773; Instrument #1999-18774; Instrument #1999-18775; Instrument #1999-18776; Instrument #1999-18777; Instrument #1999-18778; Instrument #1999-18779; Instrument #1999-18780; Instrument #1999-18781; Instrument #1999-18782; Instrument #1999-18783; Instrument #1999-18784; Instrument #1999-18785; Instrument #1999-18786, in the office of the Judge of Probate of Shelby County, Alabama.
3. Less and except any part within Condemnation Case #19-278 and as recorded in Instrument #1993-3440; Instrument #1993-3441; Instrument #1993-3442, and Instrument #1993-8462, in the office of the Judge of Probate of Shelby County, Alabama.
4. Agreement between the City of Pelham and Colonial Pipe Line Company as recorded in Instrument #1999-5027, in the office of the Judge of Probate of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 197, Page 477 and Deed Book 36, Page 426, in the office of the Judge of Probate of Shelby County, Alabama.
6. Ingress and egress to and from caption lands.
7. 10-foot right of way as shown in Deed Book 197, Page 477, in the office of the Judge of Probate of Shelby County, Alabama.

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

AND Grantor does hereby represent and warrant and covenant with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and

convey the same as aforesaid; that Grantor and Grantor's heirs, successors, and assigns will warrant and defend the same to the said Grantee, Grantee's successors and assigns, forever against the lawful claims of all persons whomsoever.

AND the said Grantor does further warrant unto the said Grantees that no portion of the property conveyed hereby constitutes the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 14th day of October, 2004.

GRANTOR:

20041015000571950 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
10/15/2004 15:32:00 FILED/CERTIFIED

Betty B. Wright
BETTY B. WRIGHT, as Trustee under the Irrevocable Indenture of Trust, dated December 31, 1995

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Betty B. Wright**, whose name as Trustee under the Irrevocable Indenture of Trust, dated December 31, 1995, 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, she executed the same voluntarily in her capacity as such Trustee as of the day the same bears date.

Given under my hand and official seal this 14th day of October, 2004.

Regina H. Ellis
NOTARY PUBLIC
My Commission expires: 10-29-05