

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



20041015000572010 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/15/2004 15:32:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

GENERAL WARRANTY DEED

*in consideration
of \$1,300,000
PE*

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, **CRUMPTON ENTERPRISES, INC.**, an Alabama corporation ("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 its respective right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 24, Township 20 south, Range 3 West, Huntsville meridian, Shelby County, Alabama; and being more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 24, Township 20 south, Range 3 West, Shelby County, Alabama; thence run North 89°55'41" West along the north line of said quarter quarter for a distance of 1979.01 feet to the easterly right-of-way of Highway 31, (right-of-way width 200 feet), said point also being the Point of Curvature of a curve to the right, having a radius of 2126.80 feet, a central angle of 12°40'42", a chord length of 469.66 feet and a chord bearing of North 00°04'25" West; thence continue along the arc of said curve and said right-of-way for a distance of 470.62 feet to the POINT OF BEGINNING; said point also being the Point of Curvature of a curve to the right, having a radius of 2126.80 feet, a central angle of 05°38'17", a chord length of 209.20 feet and a chord bearing of North 09°05'05" East; thence continue along the arc of said curve of said right-of-way for a distance of 209.28 feet; thence leaving said right-of-way run South 80°07'52" East for a distance of 418.28 feet; thence run South 09°35'26" West for a distance of 208.58 feet; thence run North 80°12'50" West for a distance of 416.43 feet to the POINT OF BEGINNING; said described tract containing 87.536 Square Feet (2.01 Acres) more or less.

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. Right of Way to Colonial Pipeline recorded in Deed Book 222, Page 826.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 314 and Deed Book 225, Page 232.
4. Right of Way to Shelby County recorded in Deed Book 167, Page 379.
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 154, Page 577 and Deed Book 189, Page 224.

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.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 14th day of October, 2004.

GRANTOR:

**CRUMPTON ENTERPRISES, INC., an
Alabama corporation**

By: *Al Crumpton*
Its: *Pres.*

20041015000572010 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
10/15/2004 15:32:00 FILED/CERTIFIED

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Al Crumpton, whose name as President of Crumpton Enterprises, Inc., an Alabama 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 as of the day the same bears date.

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

Samantha May May
NOTARY PUBLIC
My Commission expires: 5/30/07