

THIS INSTRUMENT PREPARED BY:

Ron D. Talley
Hunter, Maclean, Exley, & Dunn, P.C.
200 East Saint Julian Street
Savannah, Georgia 31401

**SEND TAX BILL TO AND
AFTER RECORDING
RETURN DEED TO:**

1546 Averill Park Drive
San Pedro, CA 90732
Attention: Jack and Edna Stearns

SPECIAL LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VAL T. ORTON, solely in his capacity as Co-Trustee of the GECBAF Cascade Trust, a Utah trust established by Trust Agreement dated as of October 28, 2003 ("Grantor"), has bargained and sold and by these presents does grant, bargain, sell and convey unto STEARNS INVESTMENTS, LLC, a California limited liability company ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Jefferson and Shelby Counties, State of Alabama, described on Exhibit "A," which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the property and the covenants and warranties contained herein are made expressly subject to easements, encumbrances and restrictions of record as well as to ad valorem taxes which are a lien but are not yet due and payable.

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

This is a special limited warranty deed. Grantor's only warranties hereunder are that this deed is executed and delivered with full authority of Grantor; that Grantor warrants that it has done nothing to adversely affect title since title was placed in its name except as revealed by a search of the title record, and that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein. No other warranties, express, implied or created by statute are included in this deed.

IN WITNESS WHEREOF, the said Grantor, who is duly authorized to execute this conveyance, hereto sets his signature and seal this the 20th day of November, 2004.



(L.S.)

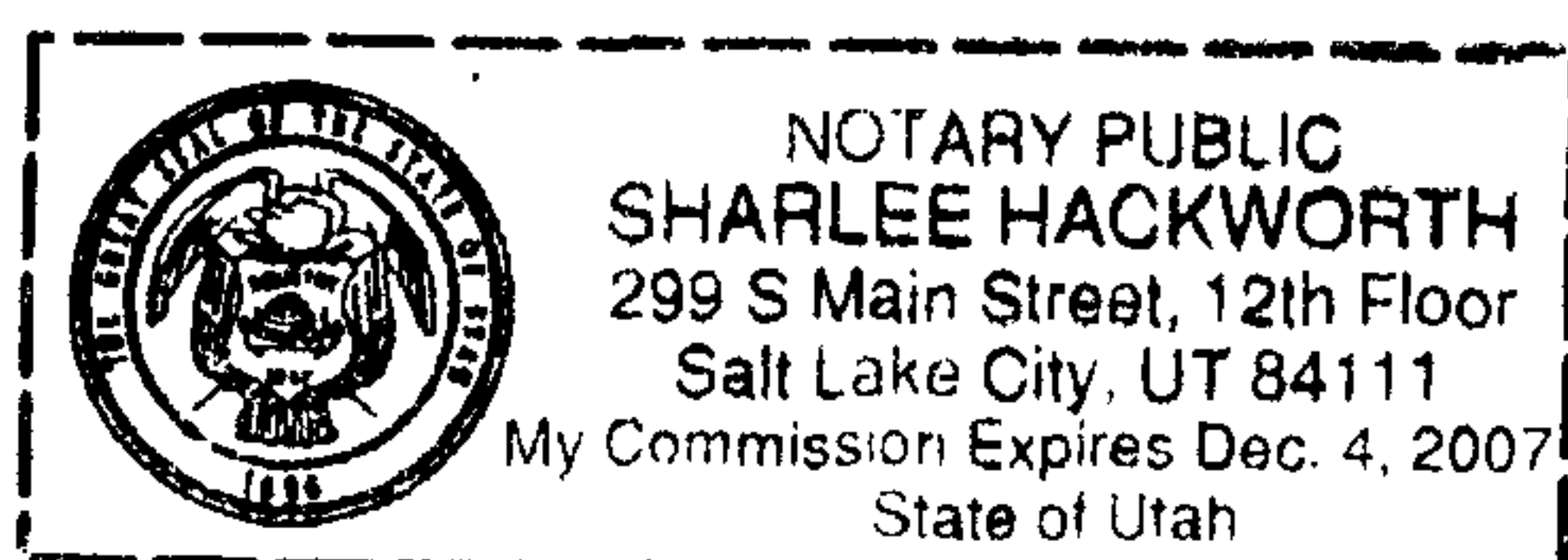
Val T. Orton, solely in his capacity as Co-Trustee
of the GECBAF Cascade Trust, a Utah trust
established by Trust Agreement dated as of October
28, 2003, and not in his individual capacity

STATE OF Utah)

COUNTY OF Salt Lake)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that VAL T. ORTON, not in his individual capacity, but solely as Co-trustee of the GECBAF Cascade Trust, a Utah trust established by Trust Agreement dated as of October 28, 2003, whose name is signed to the foregoing Special Limited Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such trustee and with full authority, executed the same voluntarily for and in his capacity as Co-trustee.

Given under my hand and official seal this 26th day of November, 2004.



Sharlee Hackworth
Notary Public
My Commission Expires: _____

EXHIBIT "A"

Lots 1 and 2, according to the Survey of Carmax Auto Super Store, as recorded in Map Book 30, page 140, in the Office of the Judge of Probate Shelby County, Alabama and in Map Book 37, page 59, in the Office of the Judge of Probate Jefferson County, Alabama, and being more particularly described as follows:

Lot 1:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, thence run North 06°42'09" East, along the west boundary line of said quarter-quarter, for a distance of 325.89 feet to the Point of Beginning; thence continue North 06°42'09" East, along the west boundary line of said quarter-quarter, for a distance of 937.25 feet to a capped iron found on the southerly right-of-way line of Highway 150 (right-of-way width varies); thence run North 84°28'56" East, along said right-of-way, for a distance of 26.40 feet to a capped iron set (CA-00279) on the southwesterly right-of-way line of Alabama Highway 150 (right-of-way width 50 feet); thence, leaving said southwesterly right-of-way, run North 59°15'25" East, along said southerly right-of-way of Highway 150, for a distance of 55.71 feet to the northeasterly right-of-way line of Alabama Highway 150 (right-of-way width 50 feet); thence leaving said northeasterly right-of-way, run North 09°38'28" East, along said southerly right-of-way of Highway 150, for a distance of 48.22 feet; thence run North 59°00'28" East, along said southerly right-of-way of Highway 150, for a distance of 358.11 feet; thence run South 84°53'00" East, along said southerly right-of-way of Highway 150, for a distance of 69.43 feet to the southwesterly right-of-way line of Cahaba River Estates Drive (right-of-way width varies); thence run South 30°33'27" East, along said right-of-way, for a distance of 369.70 feet; thence run South 38°47'31" East, along said right-of-way, for a distance of 111.69 feet; thence run South 35°21'49" East, along said right-of-way, for a distance of 53.86 feet; thence run South 34°25'06" East, along said right-of-way, for a distance of 116.33 feet; thence run South 24°16'33" East, along said right-of-way, for a distance of 21.15 feet to the Point of Curvature of a curve to the left, having a radius of 230.50 feet, a central angle of 19°14'18", a chord length of 77.03 feet and a chord bearing of South 33°53'20" East; thence continue along the arc of said curve, and said right-of-way, for a distance of 77.40 feet to the Point of Tangency of said curve; thence, leaving said right-of-way, run South 60°08'55" West for a distance of 1123.26 feet to the Point of Beginning.

Lot 2:

Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, thence run North 06°42'09" East, along the west boundary line of said quarter-quarter, for a distance of 325.89 feet; thence run North 60°08'55" East for a distance of 1123.26 feet to the westerly right-of-way line of Cahaba River Estates Drive (right-of-way width 50 feet); said point also being the Point of Curvature of a curve to the left, having a radius of 230.50 feet, a central angle of 22°29'23", a chord length of 89.90 feet and a chord bearing of South 54°45'10" East; thence continue along the arc of said curve, and said right-of-way, for a distance of 90.48 feet to the Point of Tangency of said curve; thence run South 70°44'05" East for a distance of 100.25 feet; thence, leaving said right-of-way, run South 49°48'24" West for a distance of 1271.62 feet to the south boundary line of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama; thence run North 83°45'28" West, along said south line, for a distance of 210.24 feet to the Point of Beginning.