

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Steed Investments, LLC

448 Cahaba Park Circle
Birmingham, AL 35242

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid to the undersigned, Investment Associates, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Steed Investments, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot C1, according to the Survey of Final Plat of the Mixed Use Subdivision, Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2005.
2. Easements, restrictions and reservations of record
3. Easement for Alabama Power Company recorded in Real 340, page 804, in the Probate Office of Shelby County, Alabama.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described.
5. Declaration of Protective Covenants (Commercial) with right of repurchase, as recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama.
6. Right of others in and to that certain Reciprocal Easement Agreement recorded in Instrument 20031205000788530, in the Probate Office of Shelby County, Alabama.
7. Building line(s), as shown by recorded map.
8. Easement(s) as shown by recorded Map.
9. Restrictions as shown by recorded Map.

10. Map Book 34, page 45 A & B shows the following reservation: Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members of thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential constructions or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

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

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

IN WITNESS WHEREOF, the said Investment Associates, LLC, has hereto set its signature and seal, this 31st day of December, 2004.

ATTEST:

Investment Associates, LLC

Shelby County, AL 03/10/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$851.00

[Signature]

By: [Signature]
Its: Jonathan M Belcher
Vice President

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Louis Gay Steele, whose name as Member of Investment Associates, LLC, a limited liability company, 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 31st day of December, 2004.

[Signature]
NOTARY PUBLIC
My commission expires: October 1, 2007