

SEND TAX NOTICES TO:

KING DEVELOPMENT COMPANY, LLC
Attn: Jean M. King, Manager
3210 Tyrol Lane
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Seventy-Eight Thousand Seven Hundred Forty-Nine and 60/100 Dollars (\$678,749.60) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, H. MONROE PROPERTIES, LLC (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto KING DEVELOPMENT COMPANY, LLC (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 22 day of September, 2006.

H. MONROE PROPERTIES, LLC

By: Harry E. Monroe, Jr.
Harry E. Monroe, Jr.
(Its President)

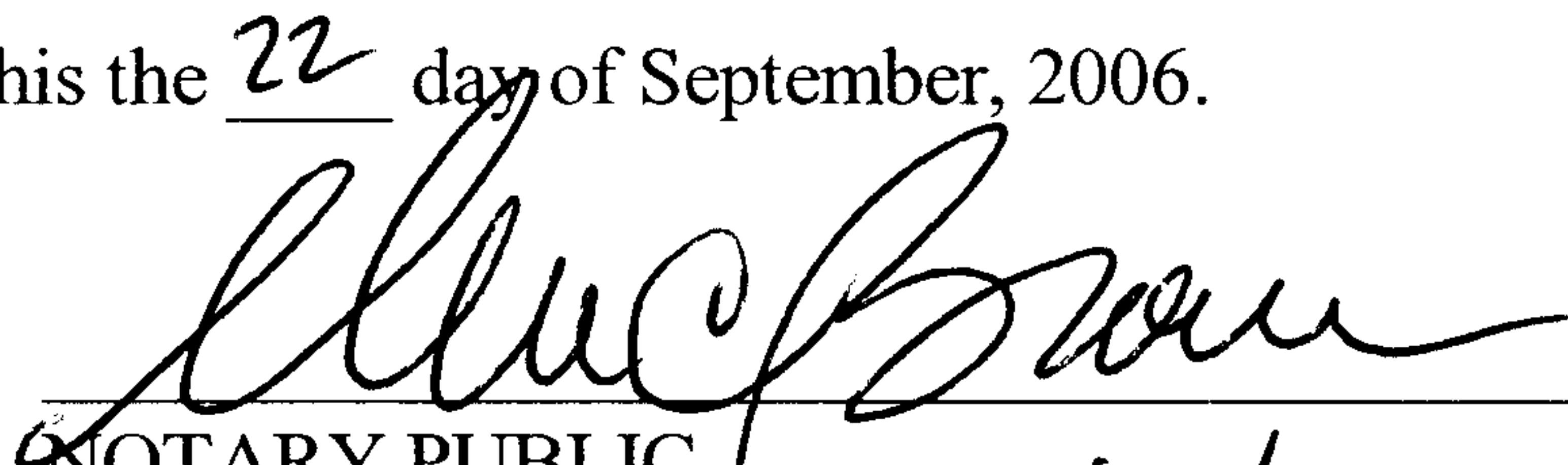
[ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGE.]

20061006000497850 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/06/2006 03:30:15PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry E. Monroe, Jr., whose name as President of H. MONROE PROPERTIES, LLC, an Alabama limited liability company, 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 said instrument, he, as such officer and member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 22 day of September, 2006.



NOTARY PUBLIC
My Commission Expires: 12/14/2008

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"


20061006000497850 3/3 \$18.00
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Lot 3, according to the Survey of Monroe's Addition to McCain Industrial Park as recorded in Map Book 27, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, Lot 4-A, according to the Resurvey of Lot 4 Monroe's Addition to McCain Industrial Park as recorded in Map Book 28, Page 40 in the Office of the Judge of Probate in Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2006, a lien but not yet payable; ii) Transmission line permit to Alabama Power Company, recorded in Volume 127, Page 408, in the Probate Office of Shelby County, Alabama; iii) Right of way to Shelby County, recorded in Volume 180, Page 584, in the Probate Office of Shelby County, Alabama; iv) Mineral and mining rights and rights incident thereto recorded in Volume 336, Page 430, in the Probate Office of Shelby County, Alabama; v) Restrictions or covenants appearing of record in Real 320, Page 378 and Instrument 1998/16767, in the Probate Office of Shelby County, Alabama; vi) Right of Way granted to Alabama Power Company by Instrument recorded in Volume 126, Page 299; Volume 126, Page 300; Volume 126, Page 301; Volume 126, Page 302; Volume 136, Page 345; Volume 136, Page 347; Volume 141, Page 300 and Volume 170, Page 237 in the Probate Office of Shelby County, Alabama; vii) Restrictions appearing of record in Instrument 2000-17866, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; and viii) any coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.