

THIS DEED PREPARED BY:

Steven C. Pearson, Esq.
Hand Arendall, L.L.C.
112 West Laurel Avenue
Foley, AL 36535

NO TITLE EXAMINATION GIVEN

GENERAL WARRANTY DEED

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2004 June -23 1: 9PM
Instrument Number 818812 Pages 3
Recording 9.00 Mortgage
Deed 173.50 Min Tax 5.00
Index 5.00
Adrian I. Johns, Judge of Probate

STATE OF ALABAMA)
COUNTY OF BALDWIN)

KNOW ALL MEN BY THESE PRESENTS, that **BJ's Commercial Properties, LLC**, an Alabama limited liability company, the owner of the below-described property (the "Grantor"), for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, in cash and for other good and valuable consideration all hereby acknowledged to have been paid, does hereby, in each and every capacity that Grantor has any ownership interest in the below-described property, **GRANT, BARGAIN, SELL and CONVEY** unto **Ace Mini Warehouse, LLC**, an Alabama limited liability company, its successors and assigns (the "Grantee"), in fee simple, the following described real property situated in Baldwin County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to matters of record and current and future ad valorem taxes for 2004 and years subsequent thereto which constitute a lien not yet payable.

TO HAVE AND TO HOLD the said above-described property unto the Grantee, its successors and assigns, together with all and singular the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, **FOREVER**.

And the undersigned does, for itself and its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said above-described property; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it is in the quiet and peaceful possession of said above-described property; and that it does hereby, and its successors and assigns shall, **WARRANT AND FOREVER DEFEND** the same to said Grantee, its successors and assigns, **FOREVER**, against the claims of all persons or entities whomsoever.

218818

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be executed this
15th day of June, 2004.

BJ'S COMMERCIAL PROPERTIES, LLC

By: [Signature]
R.J. BLANCHARD
Its Sole Member and Manager

STATE OF ALABAMA :
COUNTY OF BALDWIN :

I, the undersigned Notary Public in and for said County, in the said State, do hereby certify that B. J. Blanchard, whose name as Sole Member and Manager of BJ's Commercial 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 document, he, as such Sole Member and Manager and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official notarial seal this 19th day of June, 2004.

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/31/04

{SEAL}

GRANTORS' ADDRESS:
650 Estates Drive
Gulf Shores, AL 36542

GRANTEE'S ADDRESS:
650 Estates Drive
Gulf Shores, AL 36542

EXHIBIT "A"

DESCRIPTION OF REAL PROPERTY

Commence at the Northwest corner of Section 10, Township 8 South, Range 4 East, and run thence East along the centerline of County Road 20 a distance of 1327.5 feet to a point; run thence South a distance of 40 feet to an iron pin on the South margin of said road for a point of beginning; run thence South 00 degrees 14 minutes West along a row of posts a distance of 890 feet to an iron pin; run thence South 89 degrees 38 minutes West a distance of 912 feet to a pin a distance of 1.7 feet East of an old fence; run thence North 00 degrees 35 minutes East on a straight line and parallel to said fence a distance of 398 feet to an iron pin; run thence a distance of 849 feet to an iron pin; run thence North a distance of 497.83 feet to an iron pin on the South margin of said road; run thence East along said margin a distance of 60 feet to the point of beginning.