

This instrument was prepared by:  
Alliston Properties, L.L.C.

SEND TAX NOTICE TO:  
BENSON PROPERTIES, L.L.C.

STATE OF ALABAMA)  
JEFFERSON COUNTY)

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY-SIX THOUSAND DOLLARS AND NO/100's (\$196,000.00) to the undersigned grantor, ALLISTON PROPERTIES, L.L.C., an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto BENSON PROPERTIES, L.L.C. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in JEFFERSON County, Alabama:

Lot 1, according to the Survey of Eagle Point Office Park, as recorded in Map Book 26, Page 2, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record, and Declaration of Protective Covenants for Eagle Point Office Park recorded in Instrument No. 1999-35648 in the Office of the Judge of Probate of Shelby County, Alabama.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF ALLISTON PROPERTIES, L.L.C. AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD Unto the said GRANTEES, its successors and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES its successors and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, R. Leon Alliston, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 24th day of August, 1999.

ALLISTON PROPERTIES, L.L.C.

By: R. Leon Alliston  
R. Leon Alliston

Managing Member

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. Leon Alliston, whose name as Managing Member of ALLISTON PROPERTIES, L.L.C., an Alabama 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, in capacity as such Managing Member, and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 24th day of August, 1999.

Angelita Baker  
Notary Public

My Commission Expires: 12/2/00

Inst # 1999-42868

10/15/1999-42868  
11:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NIS 204.50

CLAYTON, BARNETT, ATTORNEY AT LAW