

This document was prepared by

After recording return to:

Gail Livingston Mills, Esq.
AIG Baker Shopping Center Properties, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242

Gail Livingston Mills, Esq.
AIG Baker Shopping Center Properties, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE MILLION THREE HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED THIRTY-NINE AND NO/100 DOLLARS (\$1,354,939.00) to the undersigned grantor, **DONALD GIBBS LAWSON**, an unmarried man (the "Grantor"), in hand paid by **AIG BAKER BROOKSTONE, L.L.C.**, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of his right, title and interest in and to the following real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 395.25 feet to the point of beginning; thence continue North along last stated course 592.76 feet; thence 89 degrees 14 minutes 45 seconds right and run East 1009.80 feet; thence 114 degrees 24 minutes 51 seconds right and run Southwesterly 651.65 feet; thence 65 degrees 38 minutes 09 seconds right and run West 748.42 feet to the point of beginning of the herein described parcel.

Less and except that portion of said parcel conveyed to Meredith Lawson Roberts described as follows:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 395.25 feet to a Point; thence 89 degrees 13 minutes 40 seconds to the right in an Easterly direction a distance of 210.00 feet to the point of beginning; thence 60 degrees 30 minutes 33 seconds to the left in a Northeasterly direction a distance of 142.74 feet to a point; thence 91 degrees 06 minutes 32 seconds to the right in a Southeasterly direction a distance of 31.16 feet to a point; thence 40 degrees 07 minutes 10 seconds to the right in a southeasterly direction a distance of 114.82 feet to a point; thence 70 degrees to the right in a Westerly direction a distance of 135 feet to the point of beginning.

Subject, however, to those matters which are set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights, rights of way, privileges, tenements, hereditaments, easements, and appurtenances pertaining thereto unto the use and benefit of Grantee, its successors and assigns, in fee simple forever.

Grantor hereby covenants and agrees that he will warrant and forever defend the right and title to the above-described Property unto the Grantee against the claims of Grantor and all others claiming by, through, or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed under seal on this 31st day of May, 2002.

GRANTOR:

 (SEAL)
DONALD GIBBS LAWSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Gibbs Lawson, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 31st day of May, 2002.

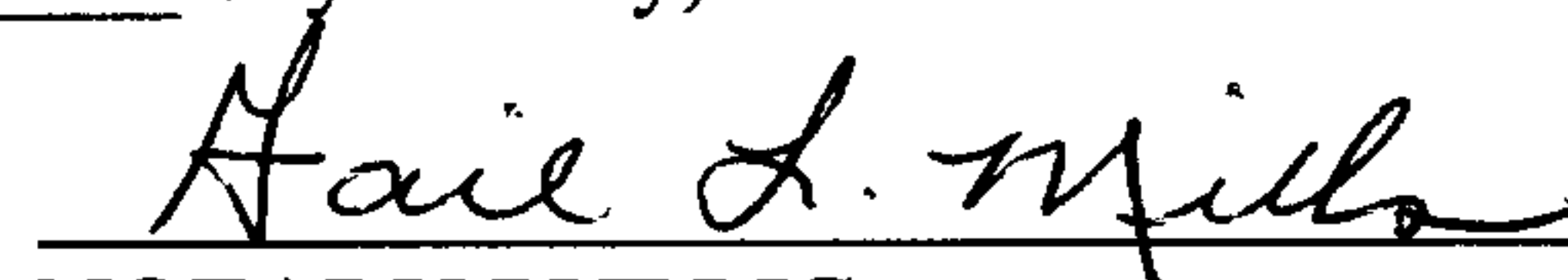

NOTARY PUBLIC
My Commission Expires: 2/26/06

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Ad valorem taxes for the year 2002 and subsequent years, a lien not yet due and payable.
2. Right of Way granted to Alabama Power Company recorded in Deed Book 109, Page 496 and in Deed Book 185, Page 132 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 259, Page 350, Deed Book 331, Page 262, and Deed Book 247, Page 709 in said Probate Office.