

\$ 1,110,000.00



20100129000029110 1/4 \$1130.00
Shelby Cnty Judge of Probate, AL
01/29/2010 02:14:05 PM FILED/CERT

Send Tax Notice To:

Birmingham Hotels I, LLC

3000 Capps way

Opelika, AL 36801

Attn: Mr. Thomas L. Hunt

STATE OF ALABAMA)

Shelby County, AL 01/29/2010

SHELBY COUNTY)

State of Alabama

Deed Tax : \$1110.00

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered by **AIG BAKER EAST VILLAGE, L.L.C.**, a Delaware limited liability company hereinafter referred to as the "Grantor", to **BIRMINGHAM HOTELS I, LLC** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars and 00/100ths Dollars (\$10.00) and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in Exhibit A attached hereto and situated in Shelby County, Alabama (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the exceptions set forth on Exhibit B.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its heirs, successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 22nd day of December 2009.

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GRANTOR:

AIG BAKER EAST VILLAGE, L.L.C.,
a Delaware limited liability company

By: AIG Baker Shopping Center Properties,
L.L.C., a Delaware limited liability
company, Its Sole Member

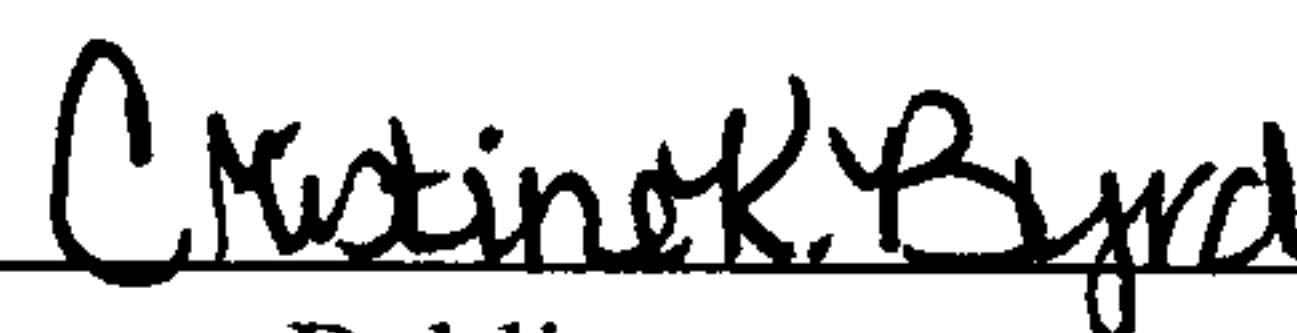
By: 

Alex D. Baker, President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alex D. Baker, whose name as President of AIG Baker Shopping Center Properties. L.L.C., sole member of AIG BAKER EAST VILLAGE, L.L.C., a Delaware 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 the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 22nd day of December, 2009.


Notary Public
My Commission Expires: 7-2-11

THIS INSTRUMENT PREPARED BY:

Amy E. McMullen, Esq.

AIG Baker Shopping Center Properties, L.L.C.

1701 Lee Branch Lane

Birmingham, Alabama 35242

EXHIBIT A

Legal Description of Property

Lot 1 of "The Village at Lee Branch Sector 1- Phase 3", , as recorded at Plat Book 41 at Page 95 in the Office of the Judge of Probate of Shelby County, Alabama, being a portion of real property described in Instrument Numbers 20040527000282740 and 20040527000282730, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.



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EXHIBIT B

Permitted Exceptions

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any mining or mineral rights leased, granted or retained by current or prior owners.

Taxes or assessments for **2010** and subsequent years and not yet due and payable.

Agreement of Covenants, Conditions, and Restrictions, and Grant of Easements by AIG Baker East Village, L.L.C. dated 1-29-10, recorded _____ in Instrument # 20100129000029100



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