

State of Alabama)
)
 County of Shelby)

1,500,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OTR, an Ohio general partnership, of 275 East Broad Street, City of Columbus, County of Franklin, State of Ohio 43215 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto WAL-MART STORES EAST, INC., a Delaware corporation, of 702 SW 8th St., City of Bentonville, State of Arkansas 72716 ("Grantee"), the following described property:

the real property described on Exhibit A attached hereto and made a part hereof, free and clear of all liens and encumbrances whatsoever, save and except those exceptions described in Exhibit B attached hereto and made a part hereof

situated, lying and being in the County of Shelby, State of Alabama. To have and to hold the property unto Grantee, its successors and assigns forever. And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free and clear of all encumbrances, save and except (i) those created by or to be assumed by Purchaser; (ii) zoning ordinances; (iii) general and special real estate

taxes and assessments that are a lien on the date hereof, but are not yet due and payable; (iv) legal highways; and (v) covenants, conditions, restrictions, agreements and easements of record; that Grantor has good right to sell and convey the property; that Grantor will, and its successors and assigns shall, warrant and defend it to Grantee, its successors and assigns forever against the lawful claims of all persons whatsoever.

Notwithstanding anything to the contrary contained in this Deed or in any document related to this Deed, this Deed is executed by Grantor, not individually, but solely on behalf of, and as authorized nominee and agent for STRBO, and in consideration hereof, Grantee hereby waives any rights to bring a cause of action against the individual executing this Deed on behalf of Grantor (except for any cause of action based upon lack of authority or fraud), and all persons dealing with Grantor must look solely to the assets of STRBO for the enforcement of any claim against Grantor. The representations and warranties of Grantor hereunder are not binding upon, nor shall resort be had to the private property of any of the trustees, officers, employees or agents of STRBO. The representations and warranties of Grantor hereunder shall not constitute personal representations and warranties of any of the partners, trustees, officers, employees, agents or representatives of Grantor or of STRBO and shall not create or involve any claim against, or personal liability on the part of, any of them, and Grantee shall look solely to the assets of STRBO for satisfaction of any

liability of Seller under or in respect of this Deed and shall not seek recourse against such partners, trustees, officers, employees, agents, or representatives of any of them or any of their personal assets for such satisfaction.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by its duly authorized General Partner, on January 6th, 1999.

OTR, an Ohio general partnership,

By: Herbert L. Dyer
General Partner

State of Ohio)
)SS:
County of Franklin)

BEFORE ME, a Notary Public in and for said County and State, personally appeared OTR, by HERBERT L. DYER, its General Partner who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed, being informed of the contents of conveyance, he, as general partner with full authority executed same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of January, 1999.

Cynthia K. Manning
NOTARY PUBLIC

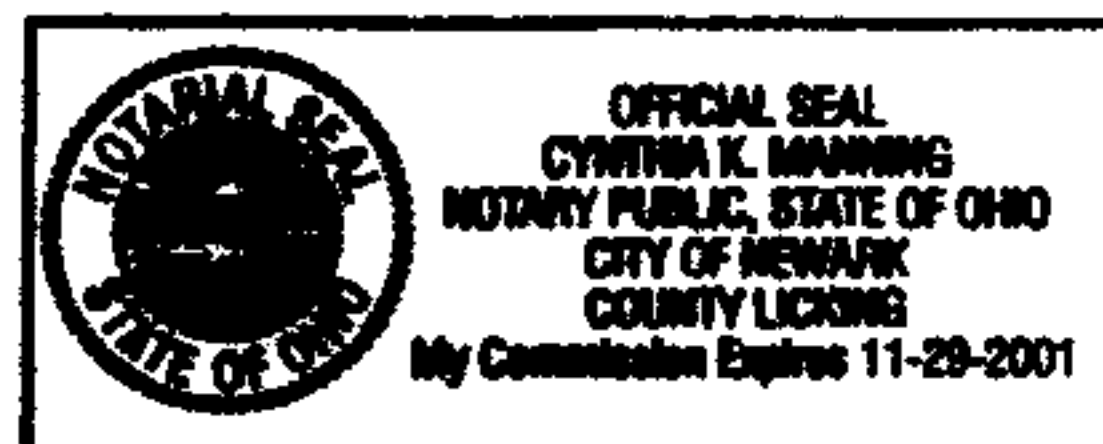


EXHIBIT A

LEGAL DESCRIPTION

Lot 1, according to the Survey of The State Teacher's Retirement System of Ohio as recorded in Map Book 22, page 130 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

EXHIBIT B

1. Right of Way granted to Alabama Power Company, by instrument(s) recorded in Deed Book 55, Page 454.

2. Right of Way granted to Southern Natural Gas Corporation, by instrument recorded in Deed Volume 90, Page 461; and Deed Volume 91, Page 231.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 119, Page 83; and Deed Book 303, Page 226.

4. Covenants, restrictions, easements and agreements contained in that certain instrument dated January 12, 1981, and being filed for record in Misc. Volume 39, Page 573.

5. Terms and conditions of unrecorded lease referred to in Memorandum of Lease from OTR, an Ohio general partnership, as Landlord and Wal-Mart Stores, Inc., as Tenant, as recorded in Deed Book 338, Page 836.

Inst # 1999-01380

Page 5 of 5 01/11/1999-01380

02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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