

#615,000<sup>00</sup>

Prepared by and to be returned to:  
Mesquite Creek Development, Inc.  
Attn: General Counsel  
300 Technology Court  
Smyrna, Georgia 30082

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

Inst # 2000-25926  
08/02/2000-25926  
11:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
629.50  
003 MMS

THIS INDENTURE, made this 1 day of August, 2000, Pelham Parkway, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor"), and Mesquite Creek Development, Inc. a Georgia corporation, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

**W I T N E S S E T H**

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted unto said Grantee all of that property more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference, together with all plants, trees, timber, shrubbery, buildings, improvements, and utility connections located on the property shown on Exhibit "A"; (the real property described in Exhibit "A" shall hereinafter be referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all rights, easements, appurtenances, privileges, reservations, tenements and hereditaments thereof, to the same being, belonging, or in anywise appertaining, to the only property use and benefit of the Grantee forever in FEE SIMPLE, subject to those matters set forth on Exhibit "B".

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this instrument the day and year first above written.

Witness [Signature]  
Witness [Signature]

**GRANTOR:** PELHAM PARKWAY, L.L.C., an  
Alabama limited liability company

By: [Signature]  
JOHN McGEEVER  
Title: MEMBER

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify JOHN McGEEVER, as MEMBER of PELHAM PARKWAY, L.L.C., an Alabama limited liability company whose name 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 foregoing conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of AUGUST, 2000.

My Commission Expires: 3-1-02

[Signature]  
Notary Public

**EXHIBIT "A"**

**Deed from Pelham Parkway LLC to Mesquite Creek Development, Inc.**

**Lot 2, according to the Survey of Pelham Parkway Commercial Subdivision, as recorded in Map Book 27, Page 44, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama**

**Exhibit "B"**  
**Permitted Exceptions**

1. Easement by and between Sherman Holland, Jr. and the City of Pelham, Alabama dated July 3, 1981 and filed January 27, 1982 in Deed Book 337, Page 525, Shelby County, Alabama records
2. Easement filed May 5, 1999, Shelby County, Alabama records, as instrument No. 1999-18797.
3. Matters appearing on the Subdivision Record Map of Lot 2 Pelham Parkway Commercial Subdivision Recorded in Plat Book 27 Page 44, in the Probate Office of Shelby County, Alabama and matters appearing on survey dated June 9, 2000, last revised June 15, 2000, prepared by Michael E. Bartenfeld, Alabama Registered Land Surveyor No.22672.
4. Taxes due in the year 2000 and thereafter.

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