

agents of Grantor; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, and other entities holding under or through Grantee.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets its signature and seal this the 9th day of May, 2001.

GRANTOR:

AIG BAKER LEE BRANCH, L.L.C.,
a Delaware limited liability company

By: AIG Baker Shopping Center Properties, L.L.C.,
its sole member

By: Alex D. Baker

Its: President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alex D. Baker, as President of AIG Baker Shopping Center Properties, L.L.C., the sole member of AIG Baker Lee Branch, L.L.C., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same as a voluntary act on behalf of the company.

GIVEN under my hand and seal this the 9th day of May, 2001.

Sharon Leigh Enson
Notary Public

My Commission Expires: January 2, 2002

EXHIBIT "A"

Permitted Exceptions

1. Taxes for the year 2001 and subsequent years.
2. Restrictions appearing of record in Map Book 8, Page 106.
3. Easement(s); building line; and, restrictions appearing of record in Map Book 26, Page 33; as amended by the Amended Map of Lee Branch Corporate Center recorded in Map Book 26, Page 109.
4. Right-of-way granted to Shelby County, Alabama recorded in Volume 135, Page 126.
5. 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 Volume 149, Page 1.
6. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 502.
7. Covenants regarding sewage system recorded in Inst. No. 1998-16516.

EXHIBIT "B"

Restrictions

Purchaser agrees to comply with the following which shall run with the land:

1. Declaration of Protective Covenants for Lee Branch Corporate Center as recorded with the Shelby County Judge of Probate on February 22, 2000, as Document No. 2000-05486.
2. Articles of Incorporation of Lee Branch Corporate Center Property Owners' Association as recorded with Shelby County Judge of Probate on February 22, 2000, as Document No. 2000-05484, and the By-Laws thereof.

Inst # 2001-19750

05/15/2001-19750
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 21.00