

This document was prepared by

After recording return to:

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Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantors, **ALBERT E. BRITTON** and **MARGARET L. BRITTON**, husband and wife (the "Grantors"), 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, Grantors do hereby remise, release, quit claim and convey unto Grantee all of their right, title and interest in and to the following real estate (the "Property") situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of the Northwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama said point being the POINT OF BEGINNING; thence proceed South 88° 49' 06" West along said South line of said Southeast quarter of Northwest quarter for a distance of 760.20 feet to a point; thence proceed North 23° 08' 39" East for a distance of 1085.69 feet to a point; thence proceed North 88° 41' 32" East for a distance of 326.16 feet to a point on the East line of said Southeast quarter of Northwest quarter; thence proceed South 00° 25' 08" East along said East line of said Southeast quarter of Northwest quarter for a distance of 629.58 feet to a point; thence proceed North 70° 03' 41" West for a distance of 152.68 feet to a point; thence proceed South 00° 01' 46" East for a distance of 133.15 feet to a point; thence proceed South 70° 07' 57" East for a distance of 153.57 feet to a point on the East line of said Southeast quarter of Northwest quarter; thence proceed South 00° 25' 08" East along said East line of said Southeast quarter of Northwest quarter for a distance of 227.25 feet to the POINT OF BEGINNING.

THIS QUIT CLAIM DEED IS EXECUTED TO PERFECT TITLE IN GRANTEE.

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.

IN WITNESS WHEREOF, Grantors have caused this Deed to be properly executed under seal on this 30th day of May, 2002.

GRANTORS:

Albert E Britton (SEAL)
ALBERT E. BRITTON

Margaret L Britton (SEAL)
MARGARET L. BRITTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Albert E. Britton and Margaret L. Britton, whose names are signed to the foregoing Quit Claim Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Quit Claim Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30th day of May, 2002.

Donna K. Henry
NOTARY PUBLIC
My Commission Expires: 10-27-2005

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. Right-of-Way to the State of Alabama as recorded in Deed Book 298, Page 259 and Deed Book 294, Page 422 in said Probate Office.
4. 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.