

This document was prepared by

After recording return to:

Gail Livingston Mills, Esq.
AIG Baker Shopping Center Properties, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242

Gail Livingston Mills, Esq.
AIG Baker Shopping Center Properties, L.L.C.
1701 Lee Branch Lane
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, **DONALD EVANS SPARGO, JR.** and **PATRICIA J. SPARGO**, 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 Southwest quarter of the Northeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of the Northeast quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence proceed North 00° 25' 08" West along the West line of said Southwest quarter of Northeast quarter for a distance of 470.00 feet to a point; thence proceed North 88° 49' 06" East for a distance of 165.30 feet to a point on the West right of way of U. S. Highway 280; thence proceed South 03° 59' 20" West along said West right of way of U. S. Highway 280 for a distance of 89.76 feet to a concrete right of way monument; thence proceed South 07° 19' 16" East along said West right of way of U. S. Highway 280 for a distance of 382.76 feet to a point on the South line of said Southwest quarter of Northeast quarter; thence proceed South 88° 49' 06" West along said South line of said Southwest quarter of Northeast quarter for a distance of 204.40 feet to the POINT OF BEGINNING.

Together with rights of ingress and egress in, to, over, and across that certain private roadway easement created pursuant to those certain deeds recorded in (i) Deed Book 174, Page 402, as amended by Deed Book 247, Page 645, and (ii) Deed Book 314, Page 344 in the Probate Office of Shelby County, Alabama.

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

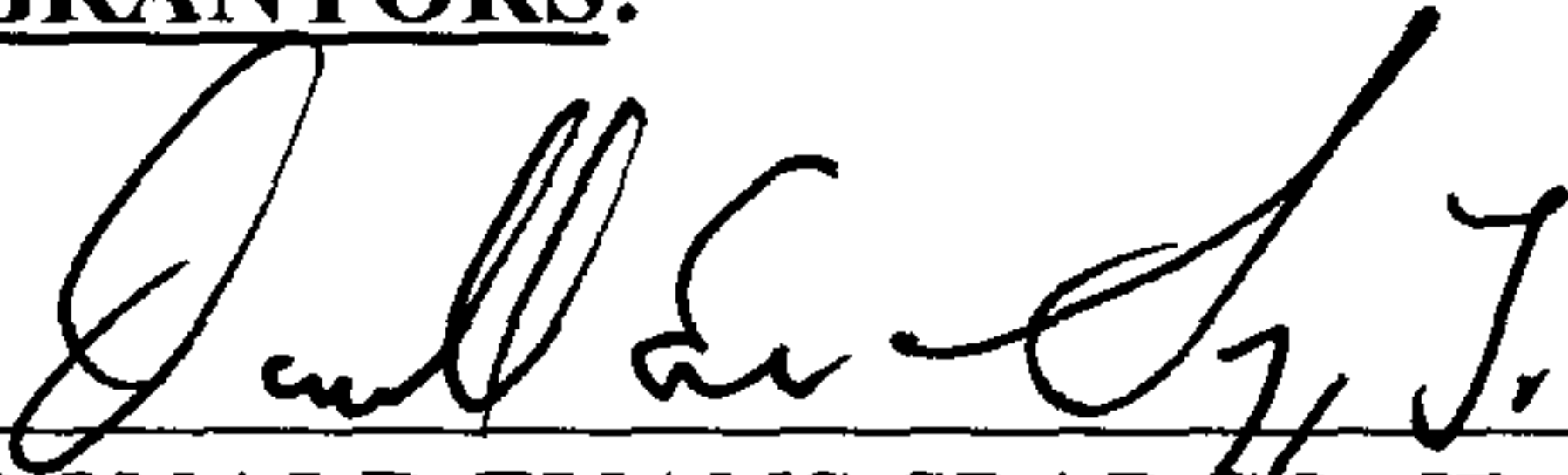
Subject, however, to those matters which are set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

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 30 day of May, 2002.

GRANTORS:

 (SEAL)
DONALD EVANS SPARGO, JR.

 (SEAL)
PATRICIA J. SPARGO

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Evans Spargo, Jr. and Patricia J. Spargo, 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.

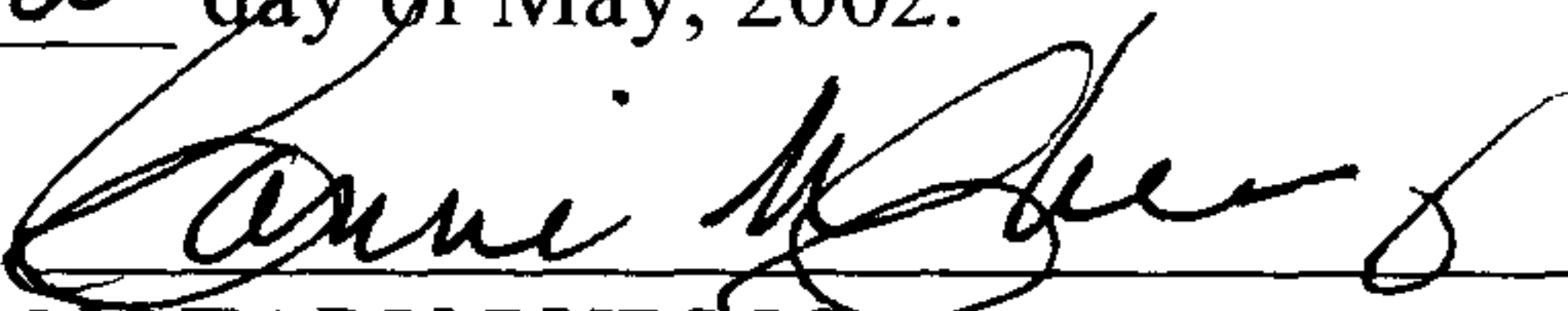

NOTARY PUBLIC
My Commission Expires: 10-27-2003

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