

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

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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 grantor, **DIANE K. RUSSELL**, an unmarried woman (the "Grantor"), 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, Grantor does hereby remise, release, quit claim and convey unto Grantee all of her 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 Northeast quarter of Southwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being the North one-third of the West one-third of the North half of the Northeast quarter of Southwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 2 inch capped pipe purported to be the Northwest corner of the Northeast quarter of the Southwest quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said point also known as the POINT OF BEGINNING; thence proceed North 88° 49' 06" East along the North line of said Northeast quarter of Southwest quarter for a distance of 444.83 feet to a point; thence proceed South 00° 26' 46" East for a distance of 219.31 feet to a point; thence proceed South 88° 50' 06" West for a distance of 444.78 feet to a point on the West line of said Northeast quarter of the Southwest quarter; thence along the West line of said Northeast quarter of the Southwest quarter proceed North 00° 27' 35" West for a distance of 219.18 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, Grantor has caused this Deed to be properly executed under seal on this 31st day of May, 2002.

GRANTOR:

Diane K Russell (SEAL)
DIANE K. RUSSELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane K. Russell, whose name is signed to the foregoing Quit Claim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quit Claim Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 31st day of May, 2002.

Hail L. Mills
NOTARY PUBLIC
My Commission Expires: 2-26-06

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.