

This document was prepared by:

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After recording return to:

AIG Baker Shopping Center Properties, L.L.C.  
1701 Lee Branch Lane  
Birmingham, Alabama 35242  
Attn: Legal Department

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, **BETTY JOYCE ATTAWAY BASDEN** and **WILLIAM M. BASDEN**, a married couple (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, Grantor does 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:

**Parcel I:**

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 middle one-third of uniform width of the South 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" capped pipe purported to be the S.W. corner of the N.E. 1/4 of the S.W. 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed N 88°55'06" E along the South line of said N.E. 1/4 of S.W. 1/4 for a distance of 444.51 feet to a point, said point also known as the POINT OF BEGINNING of herein described parcel; thence proceed N 00°26'46" W for a distance of 657.92 feet to a point; thence proceed N 88°52'06" E for a distance of 444.67 feet to a point; thence proceed S 00°25'57" E for a distance of 658.31 feet to a point on the South line of said N.E. 1/4 of S.W. 1/4; thence proceed S 88°55'06" W along the South line of said N.E. 1/4 of S.W. 1/4 for a distance of 444.51 feet to the POINT OF BEGINNING.

**Parcel II:**

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 that certain 30 foot strip of land being a roadway adjoining and running along the South side 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:



Given under my hand and seal, this 24<sup>th</sup> day of July, 2002.

Begonia H. Ellis  
NOTARY PUBLIC  
My Commission Expires: 10-29-05

## **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 497 and Deed Book 220, Page 883 in the Office of the Judge of Probate 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.