

This document was prepared by:

After recording return to:

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

STATE OF ALABAMA     )  
                                      :  
COUNTY OF SHELBY     )

### QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor, **JOHN E. KNIGHT**, an unmarried man (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 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 West one-third 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 N.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 S 00°27'35" E along the West line of said N.E. 1/4 of S.W. 1/4 for a distance of 657.54 feet a point, said point also known as the POINT OF BEGINNING of herein described parcel; thence proceed N 88°52'06" E for a distance of 444.67 feet to a point; thence proceed S 00°26'46" E for a distance of 657.92 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 a found 2" capped pipe purported to be the S.W. corner of said N.E. 1/4 of the S.W. 1/4; thence along the West line of said N.E. 1/4 of S.W. 1/4 proceed N 00°27'35" W for a distance of 657.53 feet to the POINT OF BEGINNING. The West one-third of the South half of Northeast quarter of Southwest quarter of Section 5, Township 19, Range 1 West.

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:

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; thence proceed South 00° 27' 35" East along the West line of said Northeast quarter of Southwest quarter for a distance of 657.54 feet to a point, said point being the POINT OF BEGINNING of herein described parcel; thence proceed North 88° 52' 06" East for a distance of 1334.02 feet to a point on the East line of said Northeast quarter of Southwest quarter; thence proceed South 00° 25' 08" East along the East line of said Northeast quarter of Southwest quarter for a distance of 30.00 feet to a point; thence proceed South 88° 52' 06" West for a distance of 1334.00 feet to a point on the West line of said Northeast quarter of Southwest quarter; thence proceed North 00° 27' 35" West along the West line of said Northeast quarter of Southwest quarter for a distance of 30.00 feet to the POINT OF BEGINNING.

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

Grantor is the surviving grantee of deed recorded in Shelby Volume 194, page 411, in the Probate Office of Shelby County, Alabama, the other grantee, Margie A. Knight (a/k/a Marge A. Knight), having died on the 8th day of August, 1992.

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

**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 27<sup>th</sup> day of July, 2002.

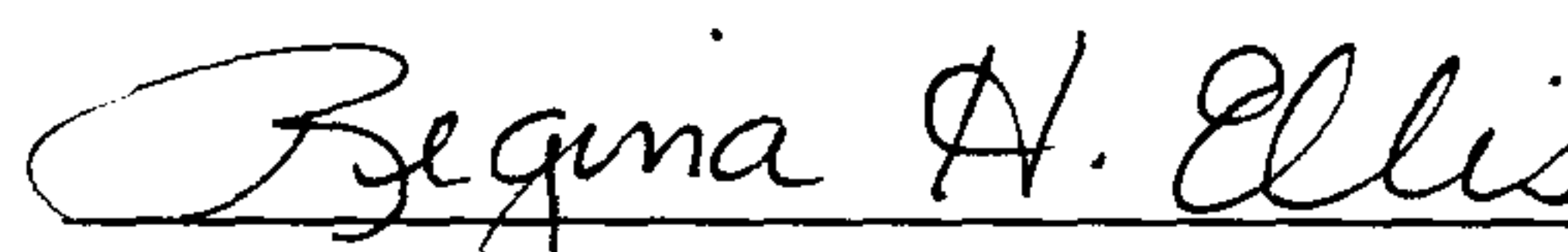
**GRANTOR:**

 (SEAL)  
JOHN E. KNIGHT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JOHN E. KNIGHT**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21<sup>st</sup> day of July, 2002.

  
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 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, as recorded in Deed Book 259, Page 305, Deed Book 331, Page 262, and Deed Book 247, Page 709 in said Probate Office.