

Send Tax Notice To:  
Eddie Randall Griffin  
4128 Kesteven Drive, Birmingham, AL  
Birmingham, Alabama 35242

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered by **AIG BAKER LEE BRANCH, L.L.C.**, a Delaware limited liability company hereinafter referred to as the "Grantor"), to **EDDIE RANDALL GRIFFIN**, an individual resident of the State of Alabama (hereinafter referred to as the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One Hundred Eighty Thousand Three Hundred Eighty-Eight Dollars and 00/100ths Dollars (\$180,338.00) and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in Exhibit "A" attached hereto and situated in Shelby County, Alabama (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the exceptions set forth on **Exhibit "B."**

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its heirs, successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 20<sup>th</sup> day of December, 2002.

**SELLER:**

**AIG BAKER LEE BRANCH, L.L.C.**, a Delaware limited liability company

By: AIG Baker Shopping Center Properties, L.L.C., a Delaware limited liability company,  
Its Sole Member

By: \_\_\_\_\_

Alex D. Baker, President OR

W. Ernest Moss, Executive Vice President

STATE OF ALABAMA      )

SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Alex D. Baker, whose name as President of AIG Baker Shopping Center Properties, L.L.C., sole member of AIG Baker Lee Branch, L.L.C., a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

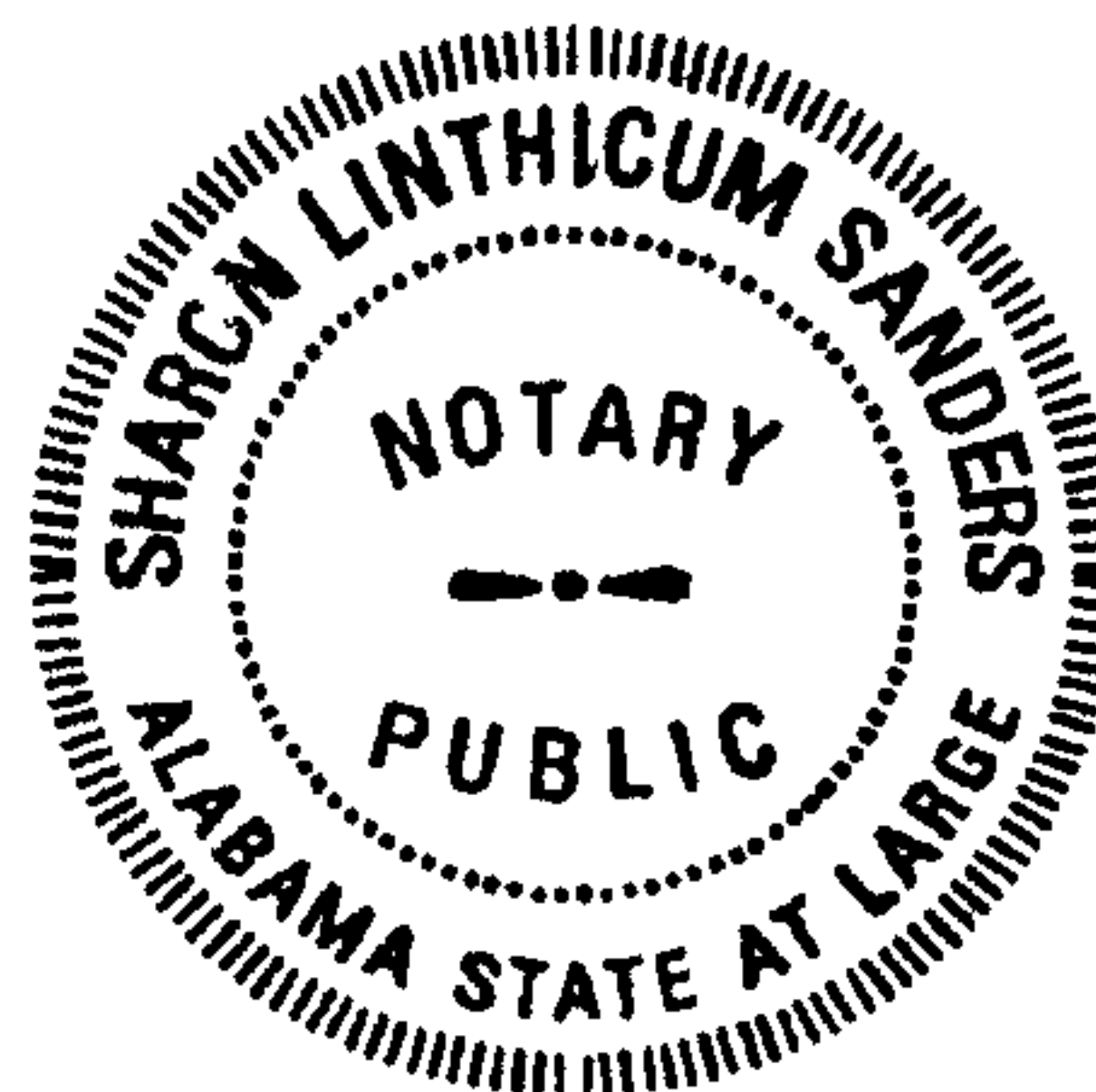
Given under my hand and official seal, this the 20<sup>th</sup> day of December, 2002.

Sharon Linthicum Sanders  
Notary Public

My Commission Expires: 3-16-03

**THIS INSTRUMENT PREPARED BY:**

Amy E. McMullen, Esq.  
AIG Baker Shopping Center Properties, L.L.C.  
1701 Lee Branch Lane  
Birmingham, Alabama 35242



## **EXHIBIT "A"**

### **Legal Description of the Property**

Parcel 2B, according to a resurvey of 1<sup>st</sup> Revision of the Amended Map of Lee Branch Corporate Center recorded in Map Book 30, page 132, in the Office of the Judge of Probate of Shelby County.

## **EXHIBIT "B"**

### **Permitted Exceptions**

1. Taxes due and payable October 1, 2003.
2. Notes, conditions and restrictions as shown in Map Book 8, page 106; Map Book 26, page 33; Map Book 26, page 109, Map Book 28, page 58, and Map Book 30, page 132.
3. Easement and right-of-way granted Shelby County recorded in Deed Book 135, page 126.
4. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 149, page 1.
5. Right-of-way granted to Alabama Power Company recorded in Deed Book 109, page 502.
6. Covenants regarding sewage system recorded under Instrument Number 1998-16516.
7. Declaration of Protective Covenants as recorded under Instrument Number 2000/05486.
8. Subordination, Non-Disturbance and Attornment Agreement as recorded under Instrument Number 1999-23928.
9. Easements, building lines, roadway buffer and roadway screen as shown on recorded map.
10. Sanitary Sewer Easement as shown on recorded plat.