

This document was prepared by:

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1701 Lee Branch Lane  
Birmingham, Alabama 35242

After recording return to:

✓ AIG Baker East Village, L.L.C.  
1701 Lee Branch Lane  
Birmingham, AL 35242

STATE OF ALABAMA       )  
                                  :  
COUNTY OF SHELBY       )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of TEN DOLLARS (\$10.00) to **AIG BAKER BROOKSTONE, L.L.C.**, a Delaware limited liability company (the "Grantor") in hand paid by **AIG BAKER EAST VILLAGE, L.L.C.**, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto (the "Property").

Subject, however, to the Compass Bank Loan Documents (as described on Exhibit B attached hereto) and all other matters which are set forth on Exhibit B 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.

Grantor hereby covenants and agrees that it will warrant and forever defend the right and title to the Property unto the Grantee against the claims of Grantor and all others claiming by, through, or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be properly executed under seal on this 4 day of December, 2003.

**GRANTOR:**

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

BY: **AIG BAKER SHOPPING CENTER  
PROPERTIES, L.L.C.**, a Delaware limited  
liability company

BY:   
W. Ernest Moss  
Its Executive Vice President



**EXHIBIT A**

**LEGAL DESCRIPTION**

STATE OF ALABAMA  
SHELBY COUNTY

Lot 5A of "A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH", as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 31, Pages 130A & B.

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. Ad valorem taxes for the year 2003 and subsequent years, a lien not yet due and payable.
2. All easements, rights of way, and encumbrances of record.
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.
4. The following Mortgage, Assignment of Rents, and UCC Financing Statement (collectively, the "Compass Bank Security Documents"):
  - (a). That certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565880 on November 13, 2002.
  - (b). That certain Assignment of Rents and Leases executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565890 on November 13, 2002.
  - (c). That certain UCC Financing Statement executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565900 on November 13, 2002.