

A MORTGAGE, ASSIGNMENT OF LEASES AND SECURITY AGREEMENT IS BEING SIMULTANEOUSLY RECORDED HERewith.

This instrument prepared by:  
Michael J. Brandt, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
Riverchase Office Road, L.L.C.  
1121 Riverchase Office Road  
Hoover, Alabama 35244  
Attention: Mr. Don Murphy

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00) and other good and valuable consideration to the undersigned grantor, **THE ALABAMA GROUP, LLP**, a Florida limited liability partnership (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **RIVERCHASE OFFICE ROAD, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, his successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

IN WITNESS WHEREOF, GRANTOR, has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 9<sup>th</sup> day of January, 2004.

GRANTOR:  
THE ALABAMA GROUP, LLP  
~~an Alabama General Partnership~~  
Florida Limited Liability

By: John DeJohn  
John DeJohn  
a General Partner

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that JOHN DeJOHN, whose name as a General Partner of The Alabama Group, ~~an Alabama General~~ *Liability* Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same as and for the act of said corporation. *Florida Limited*

Given under my hand and seal this the 7<sup>th</sup> day of January, 2004.

Susan W Hirsch  
NOTARY PUBLIC  
My Commission Expires: 4-29-06

**EXHIBIT "A"**

A parcel of land in the SE ¼ of the SW ¼ of Section 19, Township 19 South, Range 2 West, more particularly described as follows:

From the SE corner of said Section run West along the South line thereof for a distance of 3471.23 feet, thence turn an angle to the right of 90° and run North for a distance of 364.58 feet; thence turn an angle to the right of 77°37'20" and run in a Northeasterly direction for a distance of 140.00 feet; thence turn an angle to the right of 82°06'14" and run in a southeasterly direction for a distance of 333.55 feet to the Northerly right of way line of Parkway Lake Drive; thence turn an angle to the right of 104°09'26" and run in a Westerly direction along said right of way line for a distance of 140.00 feet; thence turn an angle to the right of 75°19' and run in a Northwesterly direction of 318.56 feet to the point of beginning of the property herein described.

**Subject to:**

1. Taxes and assessments for the year 2004, and subsequent years, which are not yet due and payable.
2. Minerals and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama..
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 119, Page 560, Volume 225, Page 996; Volume 225, Page 998; Volume 252, Page 184 and Volume 252, Page 182, in the Probate Office of Shelby County, Alabama.
4. Easement for Alabama Power Company recorded in Volume 279, Page 940, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Misc. Volume 13, Page 50; 1<sup>st</sup> Amendment recorded in Misc. Volume 15, Page 189 and 2<sup>nd</sup> Amendment recorded in Misc. Volume 19, Page 633 in the Probate Office of Shelby County, Alabama.
6. Restrictions, reservations, limitations and conditions recorded in Real 158, Page 317 in the Probate Office of Shelby County, Alabama.