

558,000



20040329000157930 Pg 1/4 578.00
Shelby Cnty Judge of Probate, AL
03/29/2004 08:03:00 FILED/CERTIFIED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **Alabaster Retail Property, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **SouthTrust Bank**, an Alabama banking corporation (herein referred to as "Grantee"), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART
HEREOF AND INCORPORATED BY REFERENCE.**

This conveyance is made subject to those matters set forth on Exhibit "B" attached hereto, made a part hereof and incorporated by reference.

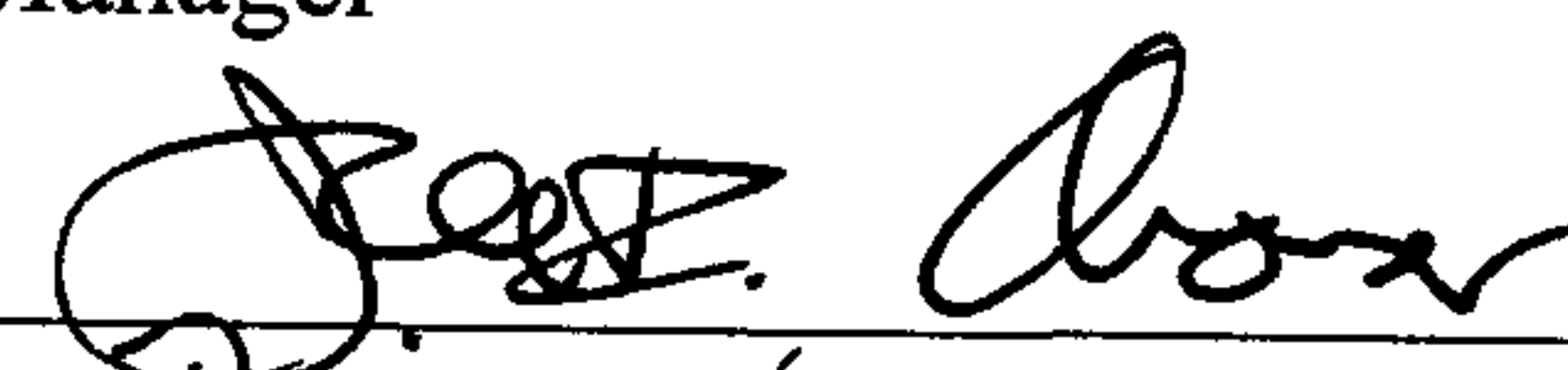
For ad valorem tax purposes only, the mailing address of Grantee is
500 Office Park Drive Suite 300, Birmingham, Alabama 35213.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns FOREVER.

IN WITNESS WHEREOF, Alabaster Retail Property, L.L.C., an Alabama limited liability company, has caused this instrument to be executed by its duly authorized Manager, with full authority, on this 23rd day of March, 2004.

ALABASTER RETAIL PROPERTY, L.L.C.,
an Alabama limited liability company

By: SC Management, Inc.,
an Alabama corporation
Its Manager

By: 
Its President

STATE OF ALABAMA)
 :
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike F. Aronov whose name as President of SC Management, Inc., an Alabama corporation, acting as Manager of Alabaster Retail Property, L.L.C., an Alabama 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting as Manager of said limited liability company.

Given under my hand and official seal this 23rd day of March, 2004.

(SEAL)

Elizabeth J. Pittman
Notary Public
My Commission Expires: 9-29-2007

This instrument was prepared by:
Jeffrey W. Blitz, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
(334) 206-3100

Aronov\Alabaster\SouthTrust Outparcel\Deed\Statutory Warranty Deed (3-16-04)
2940-289
031920040939

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

Exhibit "A"

A parcel of land situated in the NE ¼ of the NW ¼ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 3" iron pipe found at the northwest corner of said Section 14; thence, run South 89°03'42" East along the north boundary of said Section 14 a distance of 1538.52 feet to a point on the southeast right-of-way of Alabama Highway No. 119 (variable right-of-way); thence, run South 25°20'17" West along said right-of-way a distance of 134.10 feet to the POINT OF BEGINNING; thence, depart said right-of-way and run South 67°21'17" East a distance of 253.16 feet; thence, run South 25°30'31" West a distance of 217.20 feet; thence, run North 64°29'29" West a distance of 252.23 feet to a point on the southeast right-of-way of said Alabama Highway No. 119; thence, run North 25°20'17" East along said right-of-way a distance of 204.56 feet to the POINT OF BEGINNING.

Said parcel contains 1.223 acres, more or less.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

Exhibit "B"

This conveyance is subject to the following terms and conditions:

1. Taxes for the year 2004 and subsequent years;
2. Release of damages recorded in Deed Book 216, page 584;
3. Easement and right of way granted the City of Alabaster recorded as instrument 1999-30479;
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto;
5. Terms of that certain Memorandum of Lease recorded as Instrument 20030210000081140;
6. Easement to Alabama Power Company recorded as Instrument 20040115000028690;
7. Declaration of Restrictions, Covenants and Conditions and Grant of Easements (White Stone Shopping Center) recorded as Instrument No. 20031124000768400;
8. Declaration of Restrictions (Outparcel) recorded as Instrument No. 20040329000157910 ;
9. Clarification Regarding Curb-Cuts Between Outparcel 2 and The Shopping Center Tract recorded as Instrument No. 20040329000157920; and
10. Matters that would be disclosed by a survey.