



**THIS INSTRUMENT PREPARED
(without benefit of a title search) BY:**

M. Beth O'Neill, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mirage Properties Limited Liability Co.
2858 Highway 31 South
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

FIRST AMENDMENT TO QUITCLAIM DEED WITH REVERSION

WHEREAS, on July 6, 2004, by Quitclaim Deed with Reversion ("Original Deed") which is recorded as Instrument 20040827000480270 in the Office of the Judge of Probate of Shelby County, Alabama, **SPORTSFIRST, INC.**, an Alabama corporation ("Grantor"), quitclaimed to **MIRAGE PROPERTIES LIMITED LIABILITY COMPANY**, an Alabama limited liability company ("Grantee"), that certain real property more fully on Exhibit A to the Original Deed. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Ground Lease; and

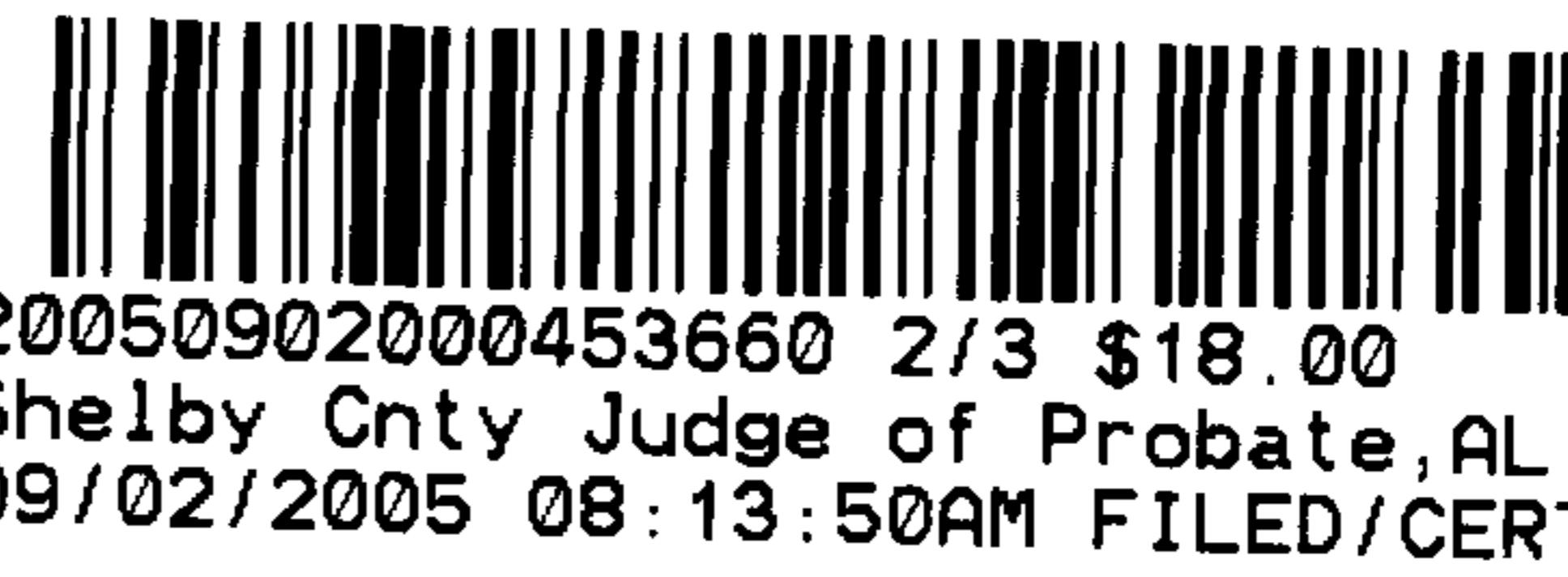
WHEREAS, the Original Deed contained a right of reversion in favor of Grantor upon the expiration of the term of that certain Ground Lease (the "Ground Lease") from Grantee to AmSouth Bank"), a Memorandum of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20040827000480280; and

WHEREAS, Grantor and Grantee desire to amend the Original Deed to eliminate the right of reversion in favor of Grantor.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the parties, the receipt and sufficiency whereof are hereby acknowledged, the parties agree as follows:

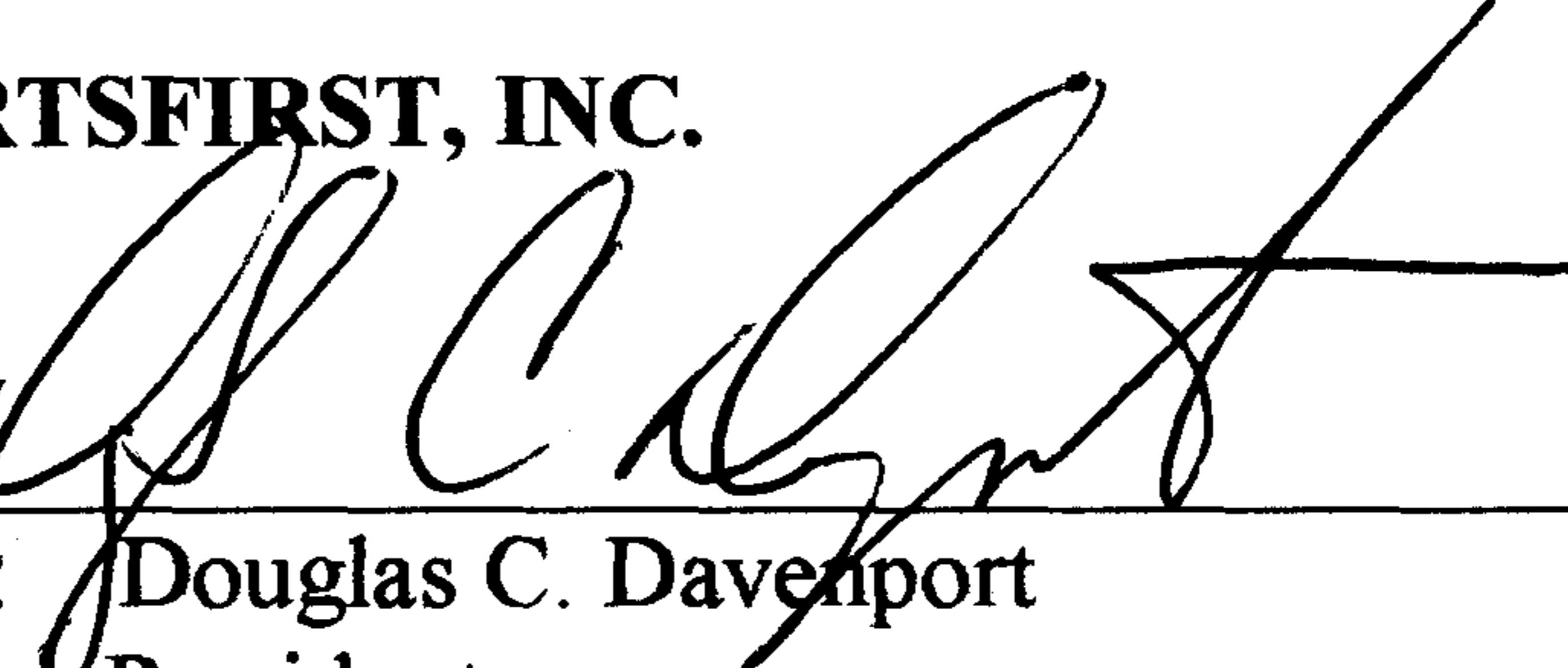
1. Paragraph 2 of the Original Deed is hereby amended by deleting the last sentence thereof which states: "Upon expiration of the Term, the Property shall revert to Grantor."
2. It is the intention of the parties hereto that the right of reversion originally retained by Grantor in the Original Deed is hereby terminated and eliminated and that Grantee shall retain all rights in and to the Property on the expiration or termination of the Ground Lease.
3. Except as set forth herein to the contrary, all of the terms and conditions of the Original Deed shall remain in full force and effect and unchanged.

[SIGNATURES ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the undersigned Grantor and Grantee have executed this First Amendment to Quitclaim Deed with Reversion on the 31st day of August, 2005.

SPORTSFIRST, INC.

By: 
Name: Douglas C. Davenport
Its: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Douglas C. Davenport, whose name as President of SportsFirst, Inc., an Alabama corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2005.



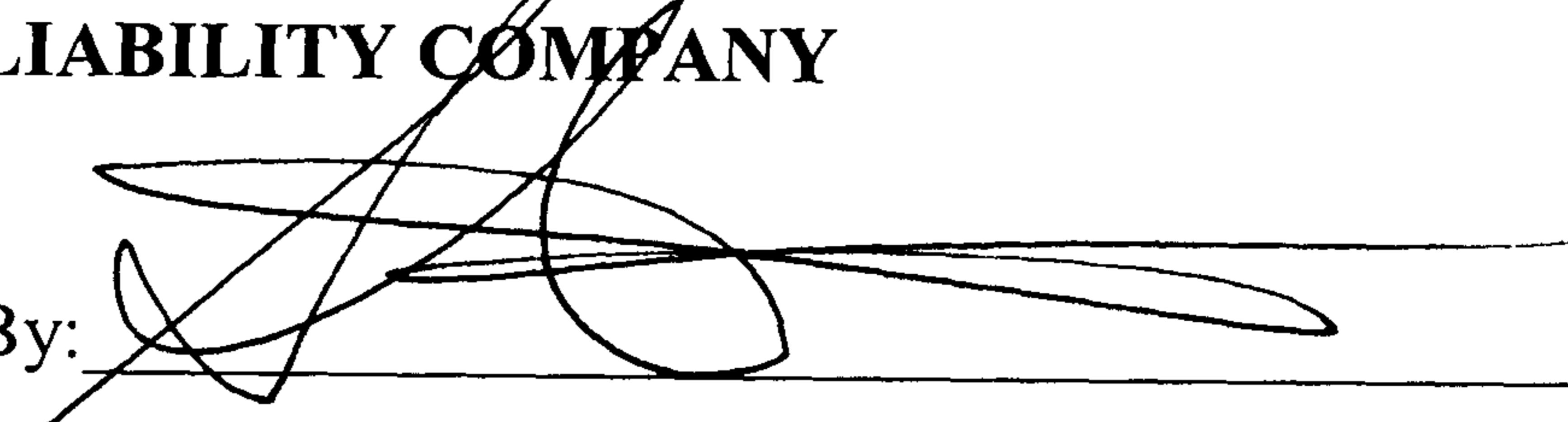
Notary Public

AFFIX SEAL

My commission expires: 3-12-07

20050902000453660 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/02/2005 08:13:50AM FILED/CERT

**MIRAGE PROPERTIES LIMITED
LIABILITY COMPANY**

By: 

Name: Steve Issis

Its: Member

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Steve Issis, whose name as Member of Mirage Properties Limited Liability Company, 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 said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2005.



Notary Public

AFFIX SEAL

My commission expires: 12-08-05