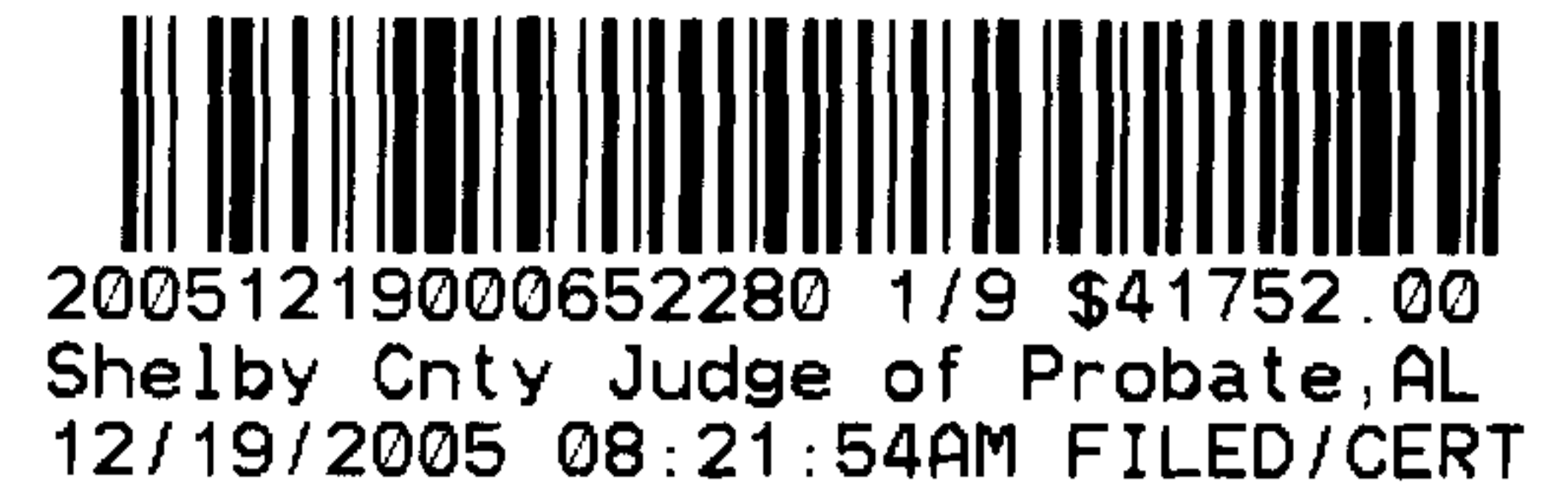


411, 716, 254



Send Tax Notice To:  
I & G Inverness Retail, L.L.C.  
c/o LaSalle Investment Management, Inc.  
200 East Randolph Drive, 44th Floor  
Chicago, IL 60601  
Attn: Brian Gorz

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of the 15<sup>th</sup> day of December, 2005, by **METROPOLITAN LIFE INSURANCE COMPANY**, a New York Corporation, (hereinafter referred to as the "Grantor"), to **I&G INVERNESS RETAIL, L.L.C.**, a Delaware limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto Grantee the real estate situated in Shelby County, Alabama and more particularly described on Exhibit "A" attached hereto.

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 such property.

This conveyance is subject to the following:

1. Taxes for the year 2005, a lien, but not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights-of-ways, reservations, agreements, restrictions and setback lines of record as set forth on Exhibit "B" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, THE SAID Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal as of the 15<sup>th</sup> day of December, 2005.

**GRANTOR:**

**METROPOLITAN LIFE INSURANCE COMPANY,**  
a New York corporation

Attest:

By: Kathy B. Atkinson By: Victor W. Turner *KA*  
Name: Kathy B. Atkinson Name: Victor W. Turner  
Its: Assistant Secretary Title: Vice President

[CORPORATE SEAL]

STATE OF GEORGIA  
COUNTY OF FULTON

I, Kathleen D. Coady a Notary Public in and for said County, in said State, hereby certify that Victor W. Turner, as Vice President of **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation, signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

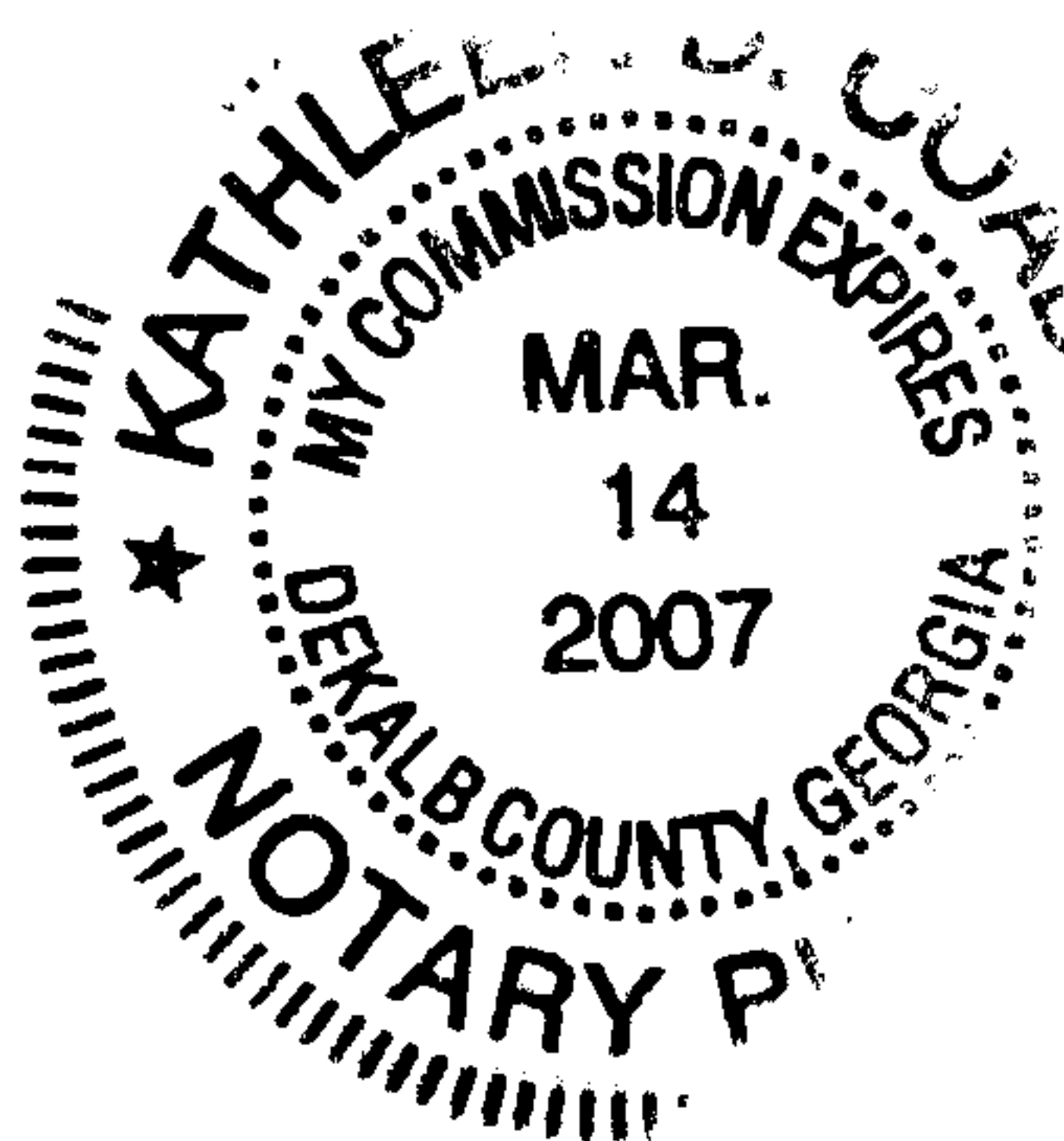
Given under my hand and official seal, this the 12<sup>th</sup> day of December, 2005.

(SEAL)

Notary: Kathleen D. Coady  
Print Name: Kathleen D. Coady

THIS INSTRUMENT PREPARED BY:

Kathy B. Atkinson, Esq.  
Metropolitan Life Insurance Company  
2400 Lakeview Parkway, Suite 400  
Alpharetta, Georgia 30004  
678-319-2109



**EXHIBIT A**

**INVERNESS CORNER SHOPPING CENTER**

ALL that piece parcel or tract of land and being at Southeastern intersection of the U.S. Hwy. 280 and County Road 17 known as Valleydale Road in Shelby County, Alabama and being more particularly described as follows:

BEGINNING at a point on the southern edge of Valleydale Road (Route 17 Shelby County) and running with Valleydale Road fourteen (14) calls to wit: N33-47-02E for a distance of 212.20 feet to a point; thence N30-13-44E for a distance of 146.44 feet to a point thence a curve to the right with a chord bearing and distance of N33-33-44E, 253.25 feet (R-1482.42'; AL-253.56') to a point; thence a curve to the right with a chord bearing and distance of N42-28-26E, 127.10 feet (R-1057.56; AL-127.18') to a point; thence a curve to the right with a chord bearing and distance of N49-13-27E, 220.45 feet (R-1527.67; AL-220.65') to a point; thence a curve to the right with a chord bearing and distance of N55-39-08E, 147.90 feet (R-1968.19; AL-147.93') to a point; thence a curve to the left with a chord bearing and distance of N54-54-30E, 173.97' (R-1326.78; AL-174.10') to a point; thence a curve to the left with a chord bearing and distance of N48-42-29E, 157.02 feet (R-1554.42; AL-157.08') to a point; thence a curve to the left with a chord bearing and distance of N42-39-05E, 271.82 feet (R-1482.42; AL-272.20') to a point; thence with a curve to the left with a chord bearing and bearing and distance of N33-56-25E, 54.11 feet (R-1482.42; AL-54.12) to a point; thence S57-06-20E for a distance

of 5.00 feet to a point; thence N31-40-47E for a distance of 63.06 feet to a point; thence N29-21-44E for a distance of 36.77 feet to a point; thence N29-01-23E for a distance of 200.22 feet to a point at the intersection of Valleydale Road and U.S. Highway 280; thence

running with U.S. Highway 280 for two (2) courses to wit: S64-07-08E for a distance of 69.95

feet to a point; thence S60-56-53E for a distance of 172.15 feet to a point; thence leaving U.S. Hwy. 280 and running with property of Schlotzky's Realty for eight (8) courses to wit:

S29-00-44W for a distance of 225.82 feet to an iron pin; thence running S74-00-05W for a distance of 21.45 feet to a point; thence running N60-54-51W for a distance of 11.83 feet

to an iron pin; thence running S30-26-19W 5.61 feet to a point; thence running a curve to the left with a chord bearing and distance of S39-06-56E, 92.82 feet; (R-50.00; AL-118.95')

to a point; thence running N72-43-57E for a distance of 23.89 feet to an iron pin; thence running with a curve to the right with a chord bearing and distance of S88-16-49E, 143.89 feet

(R-220.50; AL-146.58) to an iron pin; thence N29-01-47E for a distance of 197.77 feet to a point on the southern margin of U.S. Hwy. 280; thence running with U.S. Hwy. 280 for two

(2) calls to wit: S60-56-53E for a distance of 234.60 feet to an iron pin; thence S61-19-38E

for a distance of 77.00 feet to an iron pin; thence leaving U.S. Hwy. 280 and running with Pier

One Imports for six (6) courses to wit: S28-42-18W for a distance of 110.80 feet to a point; thence running with a curve to the left with a chord bearing and distance of S17-53-25W, 37.07 feet (R-99.92; AL-37.29') to a point; thence running S61-16-32E for a distance of 191.05 feet to a point; thence a curve to the right with a chord bearing and distance of S16-17-42E, 42.43 feet (R-30.00 feet; AL-47.12') to a point; thence running S28-42-18W for a distance of 74.30 feet to a point; thence running N89-45-04E for a distance of 17.14 feet to an iron pin; thence running S31-51-47W for a distance of 46.24 feet to an iron pin; thence S16-23-44E for a distance of 22.63 feet to an iron pin; thence S72-09-04W for a distance of 33.85 feet to an iron pin; thence running with First National Bank of Shelby County for twelve (12) courses to wit: a curve to the left with a bearing and distance of N34-22-07W, 91.27 feet (R-160.50; AL-92.55') to a point; thence S53-07-30E for a distance of 9.55 feet to a point; thence running a curve to the left with a chord bearing and distance of N79-48-56W, 31.44 feet (R-35.00; AL-32.61') to a point; thence running S73-35-14W for a distance of 2.93 feet to a point; thence running a curve to the left with a chord bearing and distance of S66-53-41W, 32.18 feet (R-140.00; AL-32.25') to a point; thence running S60-17-44W for a distance of 10.54 feet to a point; thence running a curve to the right with a chord bearing and distance of S67-20-21W, 24.52 feet (R-100.00; AL-24.59') to a point; thence running S74-28-33W for a distance of 4.21 feet to a point; thence running with a curve to the left with a chord bearing and distance of S58-05-08W, 30.31 feet (R-54.00; AL-30.72') to a point; thence running S41-52-54W for a distance of 65.95 feet to a point; thence running with a curve to the left with a bearing and distance of S66-39-35W, 57.35 feet (R-112.00; AL-57.99') to a point; thence running S09-29-50E for a distance of 163.23 feet to an iron pin; thence running with Parcel 36 for three (3) courses to wit: S83-45-52W for a distance of 158.30 feet to an iron pin; thence running S18-47-15W for a distance of 349.69 feet to an iron pin; thence running with property now or formerly Investments Associates (formerly Met Life Insurance Company) for ten (10) courses to wit: S02-05-56W for a distance of 237.37 feet to an iron pin; thence running N87-53-19W for a distance of 590.29 feet to a point; thence running S00-21-07E for a distance of 4.08 feet to a point; thence running S85-52-52W for a distance of 126.86 feet to a point; thence running S82-35-48W for a distance of 122.74 feet to a point; thence running S84-24-44W for a distance of 336.12 feet to a point; thence running S30-29-58W for a distance of 6.13 feet to a point; thence running with a curve to the right with a chord bearing and distance of N80-13-35W, 118.64 feet (R-201.26; AL-120.43') to an iron pin; thence running N63-00-24W for a distance of 115.34 feet to a point; thence running with a curve to the left with a bearing and distance of S73-22-00W, 110.36 feet (R-80.00; AL-121.78') to an iron pin; thence N60-07-50W for a distance of 12.00 feet to the Point and Place of BEGINNING.

Property contains 36.89 Acres more or less.

All curves should be considered non-radial.

**INVERNESS PLAZA**

All that piece or tract of land lying at the southwestern intersection of U.S. Hwy. 280 and County Road 17 known as Valleydale Road in Shelby County, Alabama and more particularly described as follows:

Beginning at an iron pin marking the northeastern corner of Parcel 2 as shown in P.B. 9, page 11 located on the southwestern right of way of U.S. Hwy. 280; Thence running with U.S. Hwy. 280 S60-56-31E for 777.70 feet to an iron pin, passing 'X's in concrete: (1) at 59.50 feet and 345.50 feet (corners of leased property to AmSouth Bank); (2) at 420.56 feet (edge of ingress-egress road and NW corner leased property to Compass Bank); Thence continuing with U.S. Hwy. 280 S15-50-49E for 34.90 feet to an iron pin; Thence leaving U.S. Hwy. 280 and running with property of WEC 2000 A-1, LLC for five (5) courses to-wit: (1) S79-07-59W for 357.86 feet to an 'X' in concrete; (2) S10-52-11E for 200.89 feet at an 'X' in concrete; (3) a curve to the left with a chord bearing of S30-22-38E for 75.80 feet (R=113.50 feet; L=77.29 feet); (4) S49-53-05E for 6.69 feet; (5) a non-radial curve to the left with a chord bearing of S86-15-37E for 85.58 feet (R=72.14 feet; L=91.62 feet) to an iron pin on the western right of way of Valleydale Road; thence with Valleydale Road, a curve to the right with a chord bearing of S40-03-14W for 177.19 feet (R=1392.42 feet; L=177.31 feet); thence leaving Valleydale Road and running with property of Hwy. 280 LLC, known as Outparcel "D", Map Book 24, page 2; for four (4) courses to-wit: (1) a curve to the left with a chord bearing of N13-35-36W for 85.58 feet (R=72.14 feet; L=91.61 feet); (2) reverse curve to the right with a chord bearing of N39-57-58W for 38.75 feet (R=111.50 feet; L=38.95 feet); (3) third reverse curve to the left with a chord bearing of N82-56-16E for 79.04 feet (R=149.50 feet; L=91.54 feet); (4) S44-05-01W for 289.86 feet to an iron pin; thence leaving Outparcel "D" and running with Inverness Site 35 for two (2) courses to-wit: (1) S79-00-03W for 53.06 feet to an iron pin; (2) N60-54-59W for 490.07 feet to an iron pin in property boundary with Parcel 1 of Map Book 9, page 11; thence leaving Site 35 and running with eastern boundary of Parcels 1 and 2 as shown in Map Book 9, page 11 N29-06-51E for 852.31 feet to the Point of Beginning;

This description is the remainder of Inverness Plaza Shopping Center located in Section 36, Township 18 South, Range 02 West of Shelby County, Alabama after excepting out those properties transferred to:

(a) CVS Pharmacy in Instrument 200000035573

(b) HWY 280 LLC in Instrument 1998-00020068 known as Outparcel "D" as recorded in Map Book 24, page 2

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Shelby Cnty Judge of Probate, AL  
12/19/2005 08:21:54AM FILED/CERT

### REGIONS BANK


COMMENCING at a point on the face of the western curb of Access Road 'B' and the Southwestern margin of U.S. Highway 280, being the northeastern corner of Site 24D of Inverness Center and crossing Access Road 'B' S54°10'42"E for a distance of 38.50 feet to an iron pin which is the point of Beginning; Thence with the southwestern margin of U.S. Hwy. 280 a curve to the left with a chord bearing of S57°00'52"E for 249.85 feet (R=2915.42', A=249.92') to an iron pin found; thence with Inverness Center Drive for two (2) courses to wit: S31°49'16"W for a distance of 203.20 feet to an iron pin; thence a curve to the right with a chord bearing of S37°57'31"W for 78.87 feet (R=397.02', A=79.00') to an iron pin; thence with Access Road 'B' N45°20'26"W for a distance of 260.98 feet to an iron pin; thence with Access Road 'B' N35°26'30"E for a distance of 229.01 feet to the Point and Place of Beginning.  
Property contains 1.50 Acres more or less.

#### ACCESS ROAD 'B'

Commencing at an iron pin with cap (Paragon) on the Southwestern right-of-way of U.S. Highway 280, as shown on plat of SITE 24D, and running with U.S. Hwy. 280 with a curve to the left with a chord bearing of S51°35'06"E for 225.37 feet to a point on face of curb which is the Point of Beginning; thence from Point of Beginning running a curve to the left with a chord bearing of S54°10'42"E for 38.50 feet to an iron pin on the Bank portion (R=2915.42 feet; L=38.50 feet); thence running with the Bank portion for two (2) courses to-wit: S35°26'30"W for 229.01 feet to an iron pin; thence S45°20'26"E for 260.98 feet to an iron pin on the western right of way of Inverness Center Drive; thence with Inverness Center Drive for two (2) courses to-wit: a non-radial curve to the left with a chord bearing of S49°29'14"W for 66.83 feet (R=397.02 feet; L=66.91 feet) to a point; thence S54°20'38"W for 72.65 feet to an iron pin; thence leaving Inverness Center Drive and running with Site 24A (MB 15-31) for five (5) courses to-wit: a non-radial curve to the left with a chord bearing of N04°28'08"E for 76.43 feet (R=50 feet; L=86.99 feet) to an iron pin; thence N45°18'38"W for 128.27 feet to an iron pin; thence a non-radial curve to the left with a chord bearing of N68°17'09"W for 18.70 feet (R=25 feet; L=19.17 feet) to a point; thence N02°09'02"W for 21.05 feet to an iron pin; thence N33°30'06"W for 63.67 feet to a point; thence with Site 24D and more or less with existing curb N35°26'30"E for 283.37 feet to the Point of Beginning. Contains 0.73 acres more or less.

**EXHIBIT B**

**PERMITTED EXCEPTIONS  
INVERNESS CORNERS SHOPPING CENTER**


  
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Shelby Cnty Judge of Probate, AL  
12/19/2005 08:21:54AM FILED/CERT

1. Rights of tenant as tenants in possession under rent roll.
2. Easement(s)/Right(s) of Way granted Alabama Power Company as recorded in Deed Book 291, page 68; Deed Book 327, page 881; Real Volume 340, page 804; Real Volume 360, page 13; Real Volume 360, page 18; Real Volume 365, page 801; Real Volume 365, page 825; Real Volume 365, page 830; Real Volume 93, page 210; Deed Book 126, page 189 - as affected by Deed Book 340, page 816 as shown on survey.
3. Agreement to the City of Hoover as recorded in Real Volume 314, page 561 and Real Volume 365, page 876.
4. Easement to Daniel U.S. Properties Limited Partnership as recorded under Instrument Number 1993-07530.
5. Access Easement to First National Bank of Shelby County as recorded under Instrument Number 1999-50023.
6. Common Area Maintenance Agreement as recorded under Instrument Number 1999-50024.
7. Reciprocal Easement Agreement between Metropolitan Life Insurance Company and Investment Associates, LLC as recorded under Instrument Number 2003-788530.
8. Easement Agreement for access between Metropolitan Life Insurance Company and Pier Group, Inc. as recorded under Instrument Number 1996-14794.
9. Declaration of Restrictive Covenants as recorded in Real Volume 268, page 605.
10. Common Area Maintenance Agreement as recorded under Instrument Number 1997-05887; Instrument Number 1996-14795.
11. Non-exclusive Access Easement as recorded under Instrument Number 1997-05888.
12. Reciprocal Easement Agreement between Metropolitan Life Insurance Company and Pier Group, Inc. as recorded under Instrument Number 1996-14793.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
14. Reciprocal Easement Agreement by Metropolitan Life Insurance Company and Mountainview, LLC as recorded under Instrument Number 2005-544000.
15. Easement as recorded as recorded under Instrument Number 1999-29882.
16. Matters of survey prepared by Freeland-Clinkscates & Associates of NC, drawing number H25249, dated June 7, 2005 and last revised December 12, 2005, 2005 i) encroachment over boundary line of asphalt curbing and curb cuts on Valley Dale Road and asphalt curbing, center island and curb cuts appear to be outside boundary lines ii) encroachment of parking spaces, concrete islands and asphalt curbing over sanitary sewer line iii) building encroachment over 20' sanitary sewer line on southerly line (360.4' building line) and on the southeast corner (the 30.7' line)
17. Restrictions contained in Statutory Warranty Deed as recorded under instrument no. 1999-13028.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

**INVERNESS PLAZA SHOPPING CENTER**

  
20051219000652280 8/9 \$41752.00  
Shelby Cnty Judge of Probate, AL  
12/19/2005 08:21:54AM FILED/CERT

1. Rights of tenants in possession as tenants under rent roll .
2. Easement(s)/Right(s) of Way granted Alabama Power Company as recorded in Deed Book 291, page 75; Deed Book 327, page 881; Instrument Number 1993-28300; Real Volume 34, page 626; Real Volume 90, page 386; Real Volume 93, page 210; Real Volume 105, page 870; Real Volume 149, page 6; Deed Book 126, page 189 - as affected by Deed Book 340, page 816 as shown on survey. .
3. Agreement to the City of Hoover as recorded in Real Volume 314, page 561 and Real Volume 365, page 876.
4. Access Easement Agreement to Big B, Inc. as recorded under Instrument Number 1999-49910 as corrected by Instrument Number 2000-22003.
5. Terms and conditions of lease by and between Metropolitan Life Insurance Company and Bruno's, Inc. as recorded in Real Volume 31, page 129.
6. Memorandum of lease between 2154 Trading Corporation and K Mart Corporation as recorded in Real Volume 254, page 976 and Terms of lease referred to therein. Said lease being assigned by K Mart Corporation to KOHL'S Department Stores, Inc. as recorded under Instrument Number 2002-532470.
7. Common Area Maintenance Agreement by and between Metropolitan Life Insurance Corporation and Hwy. 280, L.C.C. as recorded under Instrument Number 1998-20069.
8. Access Easement to Hwy. 280, L.L.C. as recorded under Instrument Number 1998-20070.
9. Restrictions contained in Statutory Warranty Deed as recorded under Instrument Number 1999-13028.
10. Matters of survey as prepared by Freeland-Clinkscales & Associates of N.C., drawing H25248, dated June 7, 2005 and last revised December 12, 2005 :i) Valley Dale Road curb cuts are outside boundary lines ii) US Highway 280 curb cuts and center island appear to be outside the boundary lines iv) encroachment of parking spaces and asphalt curbing over sanitary sewer lines

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Shelby Cnty Judge of Probate, AL  
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**EXHIBIT B**

**PERMITTED EXCEPTIONS**

**REGIONS BANK**

Shelby County, AL 12/19/2005  
State of Alabama

Deed Tax: \$41717.00

1. Easement(s) and Right(s) of Way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 337, page 287; and Deed Book 327, page 881
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5, page 355; Volume 48, page 427; Volume 65, page 96 and Volume 64, page 267.
3. Agreement to the City of Hoover for sanitary sewers and easements as recorded in Real Volume 365, page 876.
4. Easements to Alabama Power Company as recorded in Real Volume 365, page 837; and under Instrument Number 1993-28296 and Real Volume 333, page 168.
5. Terms and conditions of that certain lease by and between 2154 Trading Corporation, as Landlord and First Alabama Bank, as tenant, as recorded in Real Volume 96, page 446.
6. Restrictions and conditions as recited in Statutory Warranty Deed as recorded under Instrument number 1999-13038.
7. Matters of survey prepared by Freeeland-Clinkscates & Associates, Inc. of N.C. dated January 7, 2005 and last revised 12/12/05 which shows i) easement, if any, for overhead power lines over and across property ii) electrical service box, iii) monitoring wells vi) vault vii) AmeriSuites sign