

Send Tax Notice To:

Northwood Crossing, LLC  
c/o The Buchalter Company, Inc.  
361 Summit Boulevard, Suite 110  
Birmingham, AL 35243  
Attention: Mr. Robert Buchalter

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

*in consideration  
of 1,650,000<sup>00</sup> Rk*

**STATUTORY WARRANTY DEED**

3<sup>rd</sup> THIS IS A STATUTORY WARRANTY DEED executed and delivered as of the day of May, 2006, by **I & G INVERNESS RETAIL, L.L.C.**, a Delaware limited liability company (hereinafter referred to as the "Grantor"), to MSR COMPANY, LLC, an Alabama limited liability company, and NORTHWOOD CROSSINGS, LLC, an Alabama limited liability company, as tenants in common (together, 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.

This conveyance is subject to the following:

1. Taxes for the year 2006, a lien, but not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. The exceptions set forth on Exhibit "B" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD, unto Grantee, as tenants in common, their 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, but not otherwise.

IN WITNESS WHEREOF, THE SAID Grantor, by its sole member, who is authorized to execute this conveyance, has hereto set its signature and seal as of the 3rd day of May, 2006.

**GRANTOR:**

**I & G INVERNESS RETAIL, L.L.C.,**  
a Delaware limited liability company

By: LaSalle Income & Growth Fund IV, its sole member, a Maryland real estate investment trust

By: Harlan F. Stanley  
Name: Harlan F. Stanley  
Title: Chief Operating Officer

STATE OF ILLINOIS  
COUNTY OF COOK

I, Elizabeth Machaj, a Notary Public in and for said County, in said State, hereby certify that Harlan F. Stanley, as Chief Operating Officer of LaSalle Income & Growth Fund IV, in its capacity as sole member of I & G INVERNESS RETAIL, L.L.C., a Delaware limited liability company, 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 on behalf of said LaSalle Income & Growth Fund IV in its capacity as sole member of said limited liability company, for and as the act of said limited liability company.

Given under my hand and official seal, this the 25<sup>th</sup> day of April, 2006.



Notary: Elizabeth Machaj  
Print Name: Elizabeth Machaj

**THIS INSTRUMENT PREPARED BY:**

Christopher Vidovic, Esq.  
Hagan & Vidovic LLP  
200 E. Randolph Drive, Suite 4322  
Chicago, IL 60601  
312-228-2050

EXHIBIT A

LEGAL DESCRIPTION

Written Description  
H25003, 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.

(CS)



20060505000211500 4/4 \$270.00  
Shelby Cnty Judge of Probate, AL  
05/05/2006 08:08:52AM FILED/CERT

## Exhibit B

### Permitted Exceptions

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. Agreement to the City of Hoover for sanitary sewers and easements as recorded in Real Volume 365, Page 876.
3. Easements to Alabama Power Company as recorded in Real Volume 365, Page 837; under Instrument #1993-28296 and Real Volume 333, Page 168.
4. 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
5. Restrictions and conditions as recited in Statutory Warranty Deed as recorded under Instrument # 1999-13028
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 5, Page 355; Volume 48, Page 427; Volume 65, Page 96; and Volume 64, Page 267

Shelby County, AL 05/05/2006  
State of Alabama

Deed Tax: \$250.00