

This Instrument Was Prepared By:
Mark E. Hoffman, Esquire
2229 First Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
119 Office Condo, LLC
2316 – B First Avenue South
Birmingham, Alabama 35233

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of THREE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED NINETY-SIX AND 00/100 DOLLARS (\$318,596.00) the undersigned MUIRFIELD LIMITED PARTNERSHIP, an Alabama limited partnership (herein referred to as "Grantor") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto 119 OFFICE CONDO, LLC (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 2A of that certain map entitled 1st revision of the amended map of Lee Branch Corporate Center, as said map appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26, Page 33, as revised in Map Book 26, Page 109, as further revised in Map Book 28, Page 58.

Subject to:

1. Ad Valorem taxes for the year 2006 and subsequent years which are not yet due and payable.
2. Declaration of Protective Covenants as recorded in Inst. No. 2000-05486.
3. Restrictions appearing of record in Map Book 8, Page 106.
4. Easement(s); building line; and restrictions appearing of record in Map Book 26, Page 33.
5. Right-of-way granted to Shelby County, Alabama recorded in Volume 135, Page 126.
6. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 502.
7. Covenants regarding sewage system recorded in Inst. No. 1998-16516.

8. Article of Incorporation of Lee Branch Corporate Center Property Owner's Association recorded in Inst. No. 2000-5485.
- 9 Easement recorded in Declaration of vacation recorded in Inst. No. 2001-19333 and Inst. No. 2001-23670.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 28th day of July, 2006.

MUIRFIELD LIMITED PARTNERSHIP

By:

Its

[Signature] (SEAL)
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald Froehlich, whose name as President of Muirfield Limited Partnership, an Alabama limited 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 President and with such authority, executed the same voluntarily for and as the act of said Limited Partnership.

Given under my hand and official seal this 28 day of July, 2006.

Mark E. Hoffman
Notary Public

My Commission Expires: 07/14/07