



20061219000617900 1/3 \$357.00  
Shelby Cnty Judge of Probate, AL  
12/19/2006 03:10:48PM FILED/CERT

Value \$970,000  
\$630,000 of the Purchase  
price was paid from the  
proceeds of a mortgage loan  
closed simultaneously  
herewith. JC

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 Investment Property, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Veronica M. Raczkowski**, (herein referred to as "Grantee"), her heirs and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

Lot 6-A, according to the Resubdivision of Lot 6 of White Stone Center Subdivision, as recorded in Map Book 36, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama.

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

For ad valorem tax purposes only, the mailing address of Grantee is 708 California Street, Huntington Beach, California 92648.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, her heirs and assigns FOREVER.

IN WITNESS WHEREOF, Alabaster Investment 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 13<sup>th</sup> day of December, 2006.

Alabaster Investment Property, L.L.C.,  
an Alabama limited liability company

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

By: Jennifer P. Autrey  
Jennifer P. Autrey  
Its Vice President

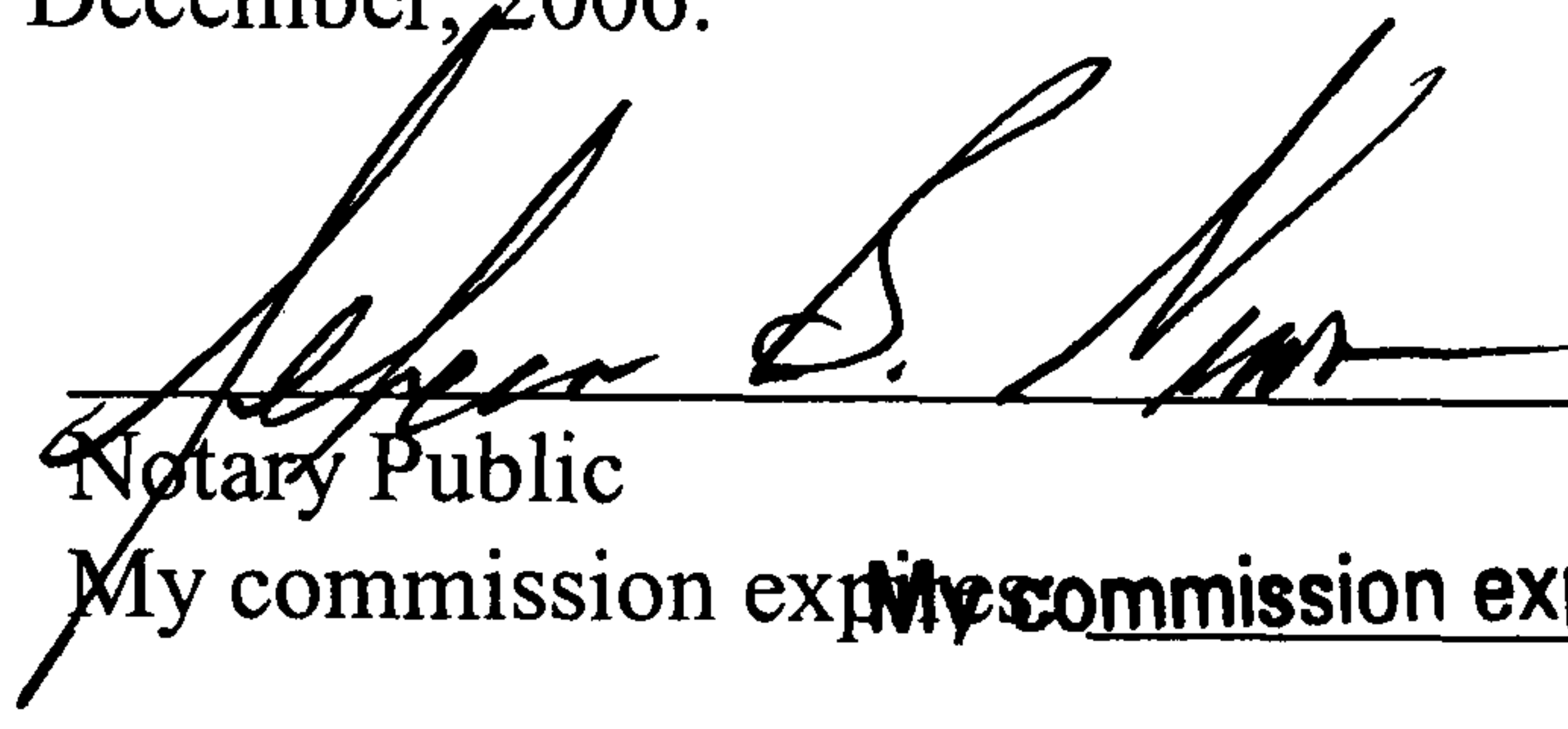
[ACKNOWLEDGEMENT BEGINS NEXT PAGE]

STATE OF ALABAMA                    )  
  :  
COUNTY OF MONTGOMERY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer P. Autrey, whose name as Vice President of SC Management, Inc., an Alabama corporation, acting as Manager of Alabaster Investment 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 said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Manager of said limited liability company.


Given under my hand this the 13<sup>th</sup> day of December, 2006.

(SEAL)

  
\_\_\_\_\_  
Notary Public  
My commission expires ~~11/22/2008~~ 11/22/2008

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  
Alabaster\Starbucks\Sale of Starbucks\Deed\Deed (12-13-06)  
2940-0289  
121320060839

**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.**

  
20061219000617900 2/3 \$357.00  
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**Exhibit "A"**

20061219000617900 3/3 \$357.00  
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1. Taxes for the year 2007 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easement(s) for sewer, drainage and public utilities as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 33, Pages 138 A and 138 B, and Map Book 36, Page 142.
4. Building restriction line(s) over the South 50 feet, the West 50 feet, the North 15 feet and the East 15 feet as recorded in said Probate Office in Map Book 33, Pages 138 A and 138 B, and Map Book 36, Page 142.
5. Release of damages as recorded in said Probate Office in Deed Book 216, Page 584.
6. Easement(s)/Right(s) of way granted to the City of Alabaster for sanitary sewer pipeline and rights incident thereto as recorded in said Probate Office under Instrument Number 1999-30479.
7. Covenants, conditions, restrictions, limitations and easements set forth in instrument recorded in said Probate Office under Instrument Number 20031124000768400, as amended under Instrument Number 20060525000248710.
8. Covenants, conditions, restrictions, limitations and easements set forth in instrument recorded in said Probate Office under Instrument Number 20051010000525290.
9. Terms and conditions and Memorandum of Lease as set forth and recorded in said Probate Office under Instrument Number 20030210000081140, as amended under Instrument Number 20060525000248720.
10. Lease dated May 18, 2006 by and between Alabaster Investment Property, L.L.C., an Alabama limited liability company, as Landlord, and Starbucks Corporation, a Washington corporation, as Tenant.
11. Easement Agreement made and entered into as of the 13<sup>th</sup> day of December, 2006, by and between Alabaster Investment Property, L.L.C. and Alabaster Retail Property, L.L.C. recorded under Instrument Number 20061219000617880
12. Easement Agreement made and entered into as of the 13<sup>th</sup> day of December, 2006, by and between Alabaster Investment Property, L.L.C. and Alabaster Retail Property, L.L.C. recorded under Instrument Number 20061219000617890
13. Matters shown on survey dated November 28, 2006 prepared by John Michael Hicks, P.L.S., Alabama License No. 15714.

Shelby County, AL 12/19/2006  
State of Alabama

Deed Tax: \$340.00