

Send tax notice to:
SCP BUILDING 4, LLC
c/o Graham & Company, Inc.
2200 Woodcrest Place, Suite 210
Birmingham, Alabama 35209

This instrument prepared by:

J. David Dresher

✓ *Bradley Arant Rose & White LLP*
1819 5th Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

:

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) in hand paid to **SCP NEW, LLC**, an Alabama limited liability company ("Grantor") by **SCP BUILDING 4, LLC**, a Delaware limited liability company (the "Grantee"), and for other good and valuable consideration, including, but not limited to, the assumption by Grantee of all indebtedness presently secured by any and all mortgages on the Property (as hereinafter defined), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, an undivided fifty percent (50%) interest in that certain real estate ("Property") situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto and made a part hereof.

By its acceptance of this Deed, Grantee acknowledges that the Property is subject to a mortgage in favor of Compass Bank securing indebtedness in the current principal amount outstanding of approximately \$14,900,000, and Grantee hereby assumes all mortgage indebtedness owed to Compass Bank and secured by any of the Property, whether now or hereafter owing.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following (i) ad valorem taxes for the year 2006 and subsequent years, not yet due and payable, and (ii) all mortgages, easements, restrictions, rights of way, covenants and other matters of record which are applicable to the Property.

Bradley Arant

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its company name by its duly authorized member on or as of the 21st day of December, 2006.

SCP NEW, LLC

By: Graham & Company, Inc.
its Manager

By: H. Michael Graham
H. Michael Graham
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that H. Michael Graham, whose name as President of Graham & Company, Inc., as Manager of SCP NEW, LLC, 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 the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.


Given under my hand and official seal this the 20th day of December, 2006.

Billie G. McQuinn
Notary Public

[NOTARIAL SEAL]

My commission expires: 06/08/09

**EXHIBIT A
TO
STATUTORY WARRANTY DEE
FROM
SCP NEW, LLC
TO
SCP BUILDING 4, LLC**


20061227000626990 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/27/2006 12:12:09PM FILED/CERT

Lot 2C of Graham's Resurvey of Lot 2, Shelby Commerce Park as recorded in Map Book 35,
Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.