

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bluffport Investments, LLC
60 Chelssea Corners Way
Chelsea, AL 35043

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Million Four Hundred Thousand and 00/100 (\$3,400,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Benson Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Bluffport Investments, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4A, according to a Resurvey of Lot 4 The Shoppes at the Corners, Phase II, as recorded in Map Book 29, Page 96, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007.
2. Easements and restrictions on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages.
4. Easement Agreement as recorded in Instrument No. 2002-26925.
5. Right of way granted to Alabama Power Company recorded in Volume 102, Page 143, and Volume 156, Page 426.
6. Sign and stairs situated on easterly portion of subject property as shown on survey of Surveying Solutions, Inc. dated December 14, 2006
7. Permanent Easement for Sign recorded in Instrument No. 20061229000637450.
8. Easement Agreement for cross parking recorded in Instrument No. 20061229000637460

\$3,300,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

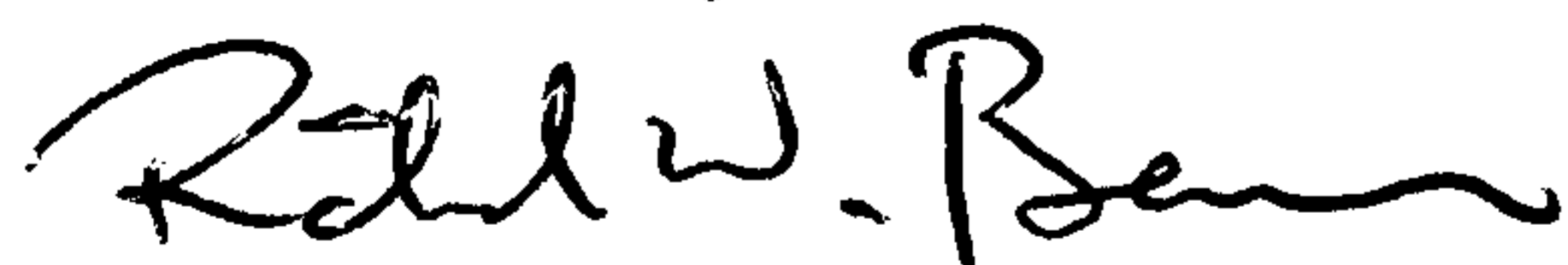
This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.


AND SAID GRANTOR, for said GRANTOR and its successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth; and that GRANTOR will, and GRANTOR'S successors, and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **28th** day of **December, 2006**.

Benson Properties, LLC



Richard W. Benson, Manager


20061229000637470 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
12/29/2006 02:06:19PM FILED/CERT

Shelby County, AL 12/29/2006
State of Alabama

Deed Tax: \$100.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20061229000637470 2/2 \$114.00
Shelby Cnty Judge of Probate, AL
12/29/2006 02:06:19PM FILED/CERT

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard W. Benson, whose name as Manager of Benson Properties, 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 Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2006.


NOTARY PUBLIC
My Commission Expires: 6/5/2007

