

1,993,625.10



20070104000003460 1/4 \$21.00
Shelby Cnty Judge of Probate,AL
01/04/2007 11:43:59AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **SOVEREIGN EO, LLC**, a Delaware limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **SPIRIT MASTER FUNDING III, LLC**, a Delaware limited liability company, (herein referred to as "Grantee"), its successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to any and all easements, reservations and restrictions, if any, appearing of record affecting said property, ad valorem taxes for the current year and subsequent years.

For ad valorem tax purposes only, the mailing addresses of the above described property is 136 First Street North, Alabaster, AL 35007. The mailing address of the Grantee herein is 14631 N. Scottsdale Road, Suite 200, Scottsdale, AZ 85254. Tax bills should continue to be sent directly to Express Oil Change, L.L.C., 190 West Valley Avenue, Birmingham, AL 25209, Attn: CFO.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, its successors and assigns, forever.

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: **A BROWN**
1850 N. Central Avenue, Suite 300
Phoenix, AZ 85004
Escrow No. 06-49533

4852-7778-3553.1
Spirit/Express Oil
136 First Street North, Alabaster, AL 35007
6129/02-5003

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized Asst. Secretary and Asst. Secretary on this 20th day of December, 2006.

SOVEREIGN EO, LLC,
a Delaware limited liability company

By: Sovereign FF Manager, LLC, a Delaware
limited liability company, its manager

By: Sovereign NNN Ventures, LLC, a
Delaware limited liability company,
its manager

By: Sovereign Investment Company, a
California corporation, its manager

By: Jason R. Biggs
Name: Jason R. Biggs
Title: Assistant Secretary

By: Daniel B. Williams
Name: Daniel B. Williams
Title: Assistant Secretary

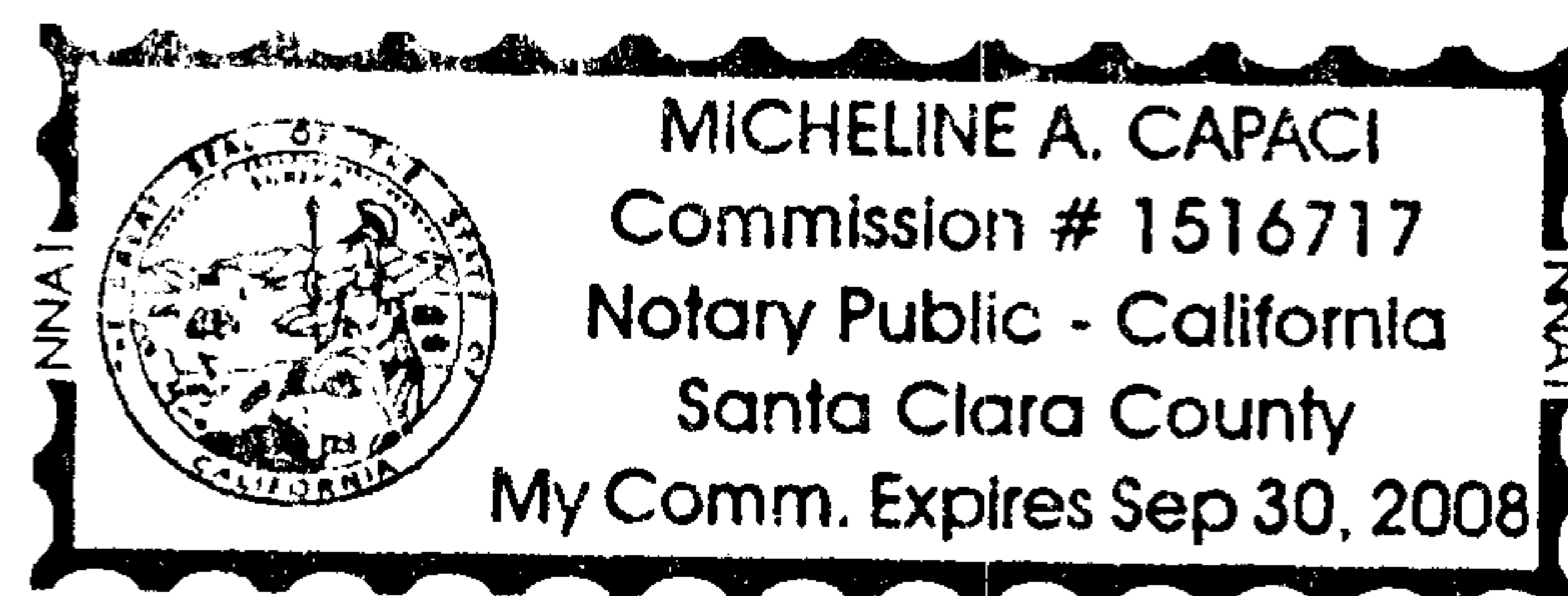
This instrument prepared by:
Nathan P. Humphrey, Esq.
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, CO 80202

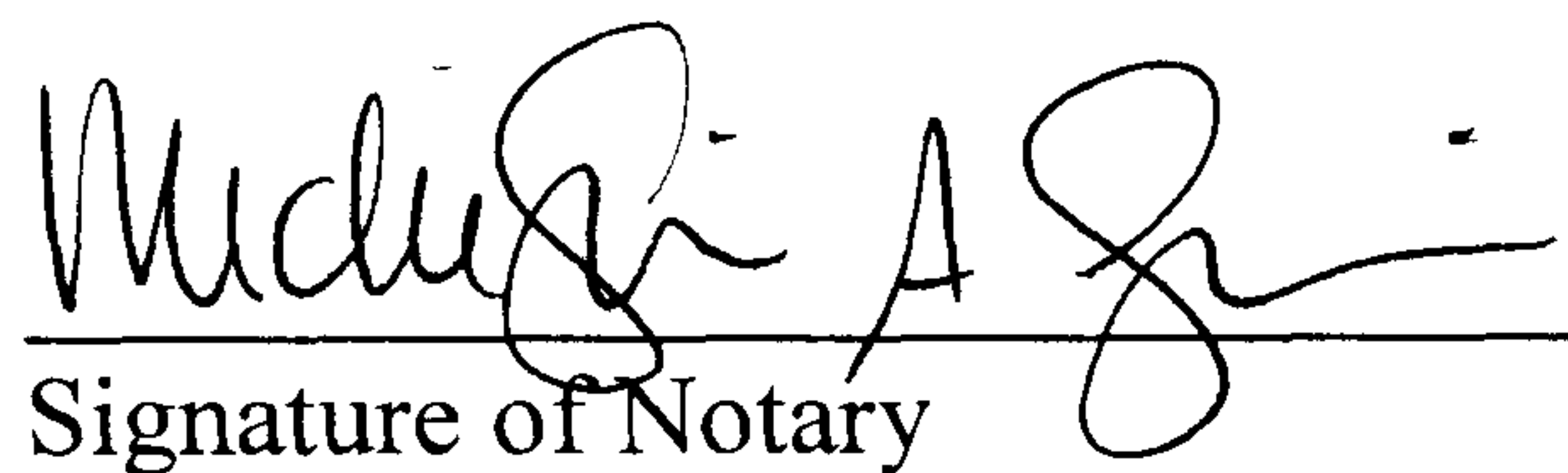
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STATE OF CALIFORNIA)
) SS.
COUNTY OF SANTA CLARA)

On December 20, 2006, before me, Micheline A. Capaci, a notary public in and for said state, personally appeared Daniel B. Williams and Jason R. Biggs, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.





Signature of Notary

(Seal)



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Exhibit "A"

Parcel 3:

(Store No. 10 - 136 First St. North - 06-49533)

Lots 3, 4, 5, 6, 7 and the South half of Lot 8, Block 2, according to Nickerson-Scott Survey as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.