


\$2,756,300

Send tax notice to:
Kessler-Greystone, LLC
3505 Bent River Road
Birmingham, AL 35216

This instrument prepared by:
James Webb
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20070202000051300 1/3 \$2776.50
Shelby Cnty Judge of Probate, AL
02/02/2007 03:38:57PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **STONE PARK, LLC**, an Alabama limited liability company ("Grantor") by **KESSLER-GREYSTONE, LLC**, an Alabama limited liability company ("Grantee"), 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, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:


Lots 1 and 2, according to the Final Record Plat of Greystone Park First Commercial Subdivision, as recorded in Map Book 30, page 48, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to all matters of record as well as the following:

1. General and special taxes or assessments for the year 2007 and subsequent years not yet due and payable
2. The following items as set forth on the map recorded in Map Book 30, page 48, in said Probate Office
 - (a) 30 foot easement for water line along the northerly property line.
 - (b) 15 foot easement for water line running through the subject property.
 - (c) Slope and drainage easement in the easterly portion of the subject property.
 - (d) 20 foot easement for sanitary sewer force main running through the subject property.
 - (e) Access easements running through the subject property.
 - (f) 30 foot building setback line from US Highway 280.
 - (g) Sanitary sewer pumping station in the northwesterly portion of the subject property.
 - (h) Fire hydrant locations.
3. Notes as shown on map recorded in Map Book 30, page 48, in said Probate Office

4. Restrictions as shown on map recorded in Map Book 30, page 48, in said Probate Office
5. Easement Agreement between Taylor Properties, L.L.C. and Grey Shoal, L.L.C. recorded in Instrument #1996-17259 and Instrument #1996-17260 in said Probate Office
6. Reciprocal Easement Agreement between Greystone Park Retail, LLC and Greystone Park Partners recorded in Instrument #20020925000463090 in said Probate Office
7. Right-of-way to Shelby County recorded in Instrument #20021101000539840 in said Probate Office
8. Easement to Alabama Power Company recorded in Instrument #20040102000000680 in said Probate Office
9. Transmission line permits to Alabama Power Company recorded in Deed Book 111, page 407, and Deed Book 119, page 163, in said Probate Office
10. Mortgage and Security Agreement executed by Stone Park, LLC to Prudential Mortgage Capital Company, LLC in the amount of \$6,210,000 dated February 15, 2006, recorded in Instrument #20060216000077700 in said Probate Office and last transferred and assigned to Prudential Mortgage Capital Funding, LLC by instrument dated February 15, 2006, recorded in Instrument #20060216000077730 in said Probate Office, together with Assignment of Leases and Rents recorded in Instrument #200602160000077710 in said Probate Office, assigned in Instrument #20060216000077850 in said Probate Office, and further assigned in Instrument #20061127000572860 in said Probate Office, and UCC Financing Statement recorded in Instrument #20060216000077720 in said Probate Office, assigned in Instrument #20060216000077740 in said Probate Office, and further assigned in Instrument #20070104000004790 in said Probate Office
11. The following matters as shown by the survey dated January 11, 2006, and revised January 26, 2006, by Charles A. Williams, P.L.S. #14564.
 - (a) Encroachment of curb and gutter, asphalt, paving, parking spaces, dumpster pad, concrete pad, concrete, and buildings into the 15 foot easement for water line running through subject property.
 - (b) Detention basin in the easterly portion of the subject property.
 - (c) Encroachment of curb and gutter, asphalt paving, parking spaces, and concrete into the access easements and into the 20 foot sanitary sewer easement. Both running through subject property.
 - (d) Encroachment of curb and gutter and asphalt pavement into a 30 foot easement for water line in the northwesterly corner of subject property.

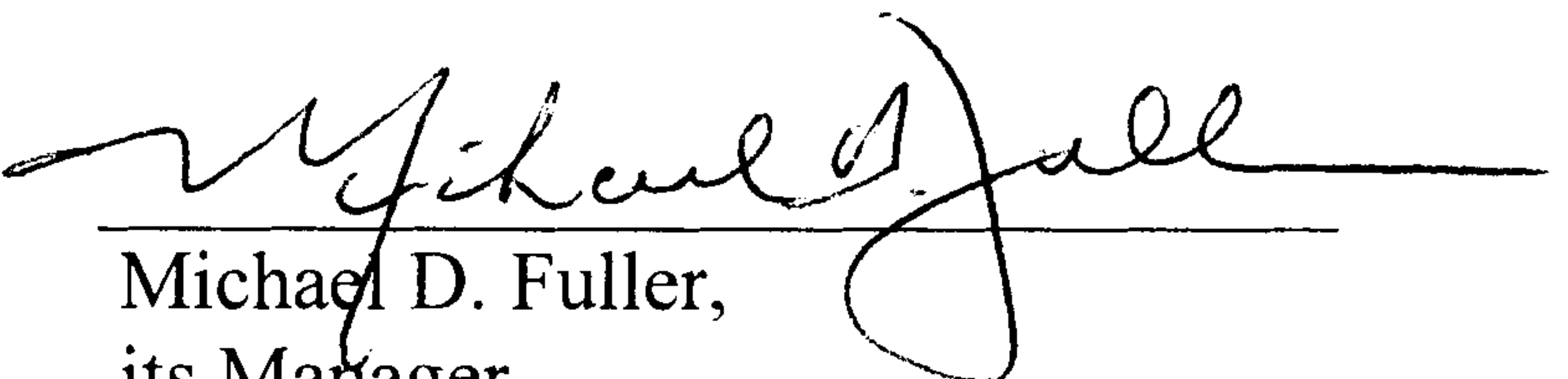
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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of the _____ day of January, 2007.

STONE PARK, LLC,
an Alabama Limited Liability Company

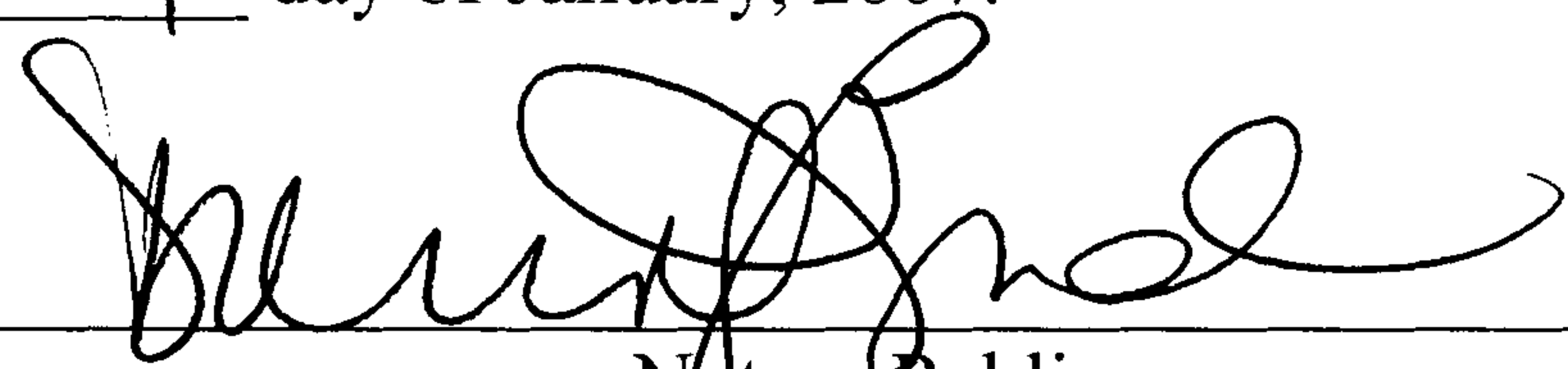
By: GREYSTONE PARK RETAIL, LLC,
an Alabama Limited Liability Company
as Its Manager

By: 
Michael D. Fuller,
its Manager

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Michael D. Fuller, whose name as Manager of Greystone Park Retail, LLC, an Alabama limited liability company, as Manager of Stone Park, 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 said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company, acting in its capacity as Manager as aforesaid.


Given under my hand and seal on the 24 day of January, 2007.



Notary Public

[NOTARIAL SEAL]

My commission expires: 03-17-07


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Shelby County, AL 02/02/2007
State of Alabama

Deed Tax: \$2756.50