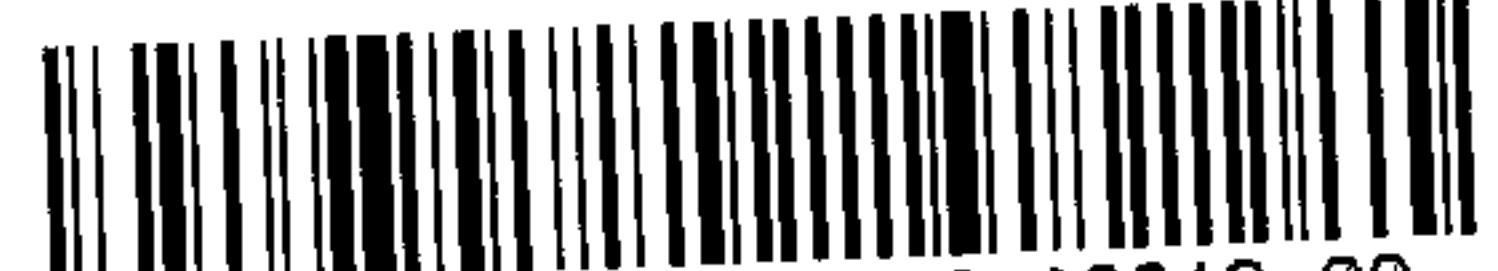


Send Tax Notice To:

Engel Realty Company, Inc.
951 Eighteenth Street South
Birmingham, Alabama 35205

This instrument was prepared by:
Law Office of Annette T. Ruff, LLC
402 Office Park Drive, Suite 212
Birmingham, Alabama 35223
(205) 803-1640



20070622000295090 1/4 \$2019.00
Shelby Cnty Judge of Probate, AL
06/22/2007 03:05:55PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

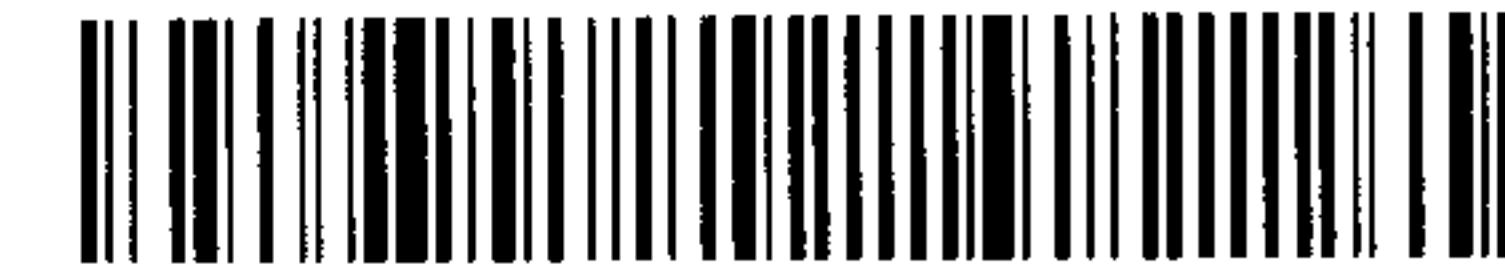
That in consideration of Ten and No/100 Dollars (\$10.00), the assumption of the hereinafter described Mortgage, and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, RBP, L.L.C., an Alabama limited liability company (Grantor) does grant, bargain, sell and convey unto Jernigan Master Partners, LLC, an Alabama limited liability company (herein referred to as Grantee), an undivided twenty five percent (25.0 %) interest in the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

Also subject to the following, which Grantee hereby assumes and promises to pay an amount equal to twenty five percent (25.0%) of:

1. Mortgage and Security Agreement ("Mortgage") given by Grantor to JP Morgan Chase Bank ("Mortgagee") in the original amount of \$8,500,000.00, dated November 24, 2003 and filed for record on November 24, 2003 with the Probate Court of Shelby County, Alabama, at Instrument No. 20031124000770800 and transferred and assigned to Wells Fargo Bank, N.A., as Trustee for the Registered Holders of JPMorgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C1, by document recorded in Instrument 20040506000238850, in the Probate Office of Shelby County, Alabama.
2. Assignment of Rents and Leases dated November 24, 2003 by and



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Shelby Cnty Judge of Probate, AL
06/22/2007 03:05:55PM FILED/CERT

between RBP, LLC and JPMorgan Chase Bank, filed for record November 24, 2003 and recorded in Instrument 20031124000770810 and transferred and assigned to Wells Fargo Bank, N.A., as Trustee for the Registered Holders of JPMorgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C1, by document recorded in Instrument 20040506000238850, in the Probate Office of Shelby County, Alabama.

3. UCC Financing Statement recorded in Instrument 20031124000770820, showing RBP, LLC as Debtor and JPMorgan Chase Bank as Secured Party, filed for record on 11/24/2003 and transferred and assigned to Wells Fargo Bank, N.A., as Trustee for the Registered Holders of JPMorgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C1, by document recorded in Instrument 20040506000238840, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 21st day of June, 2007.

RBP, LLC, an Alabama limited liability company

By Engel Realty Company, Inc.
An Alabama Corporation, Its Manager

By: 
Stephen L. Butler,
Its Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

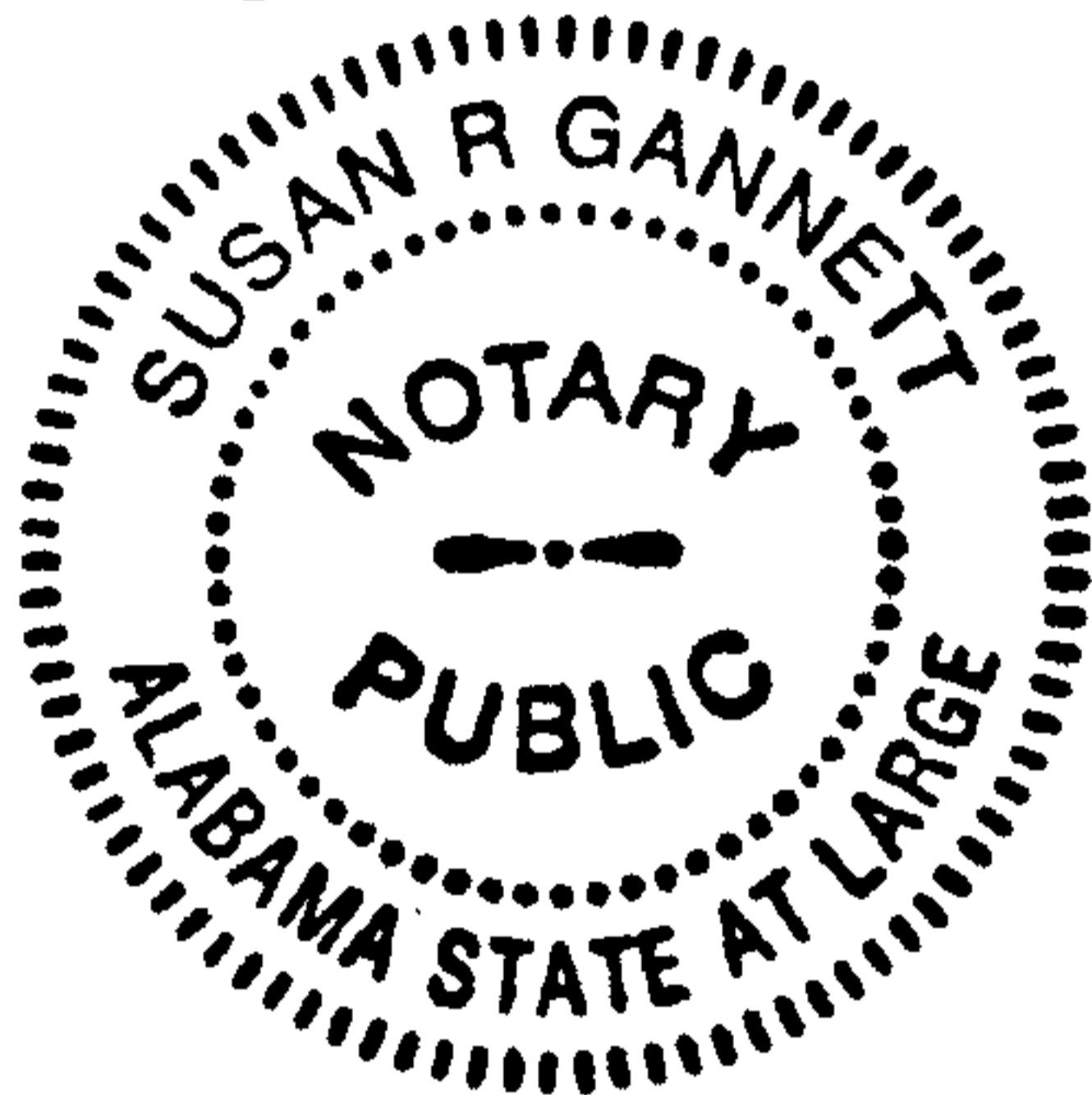


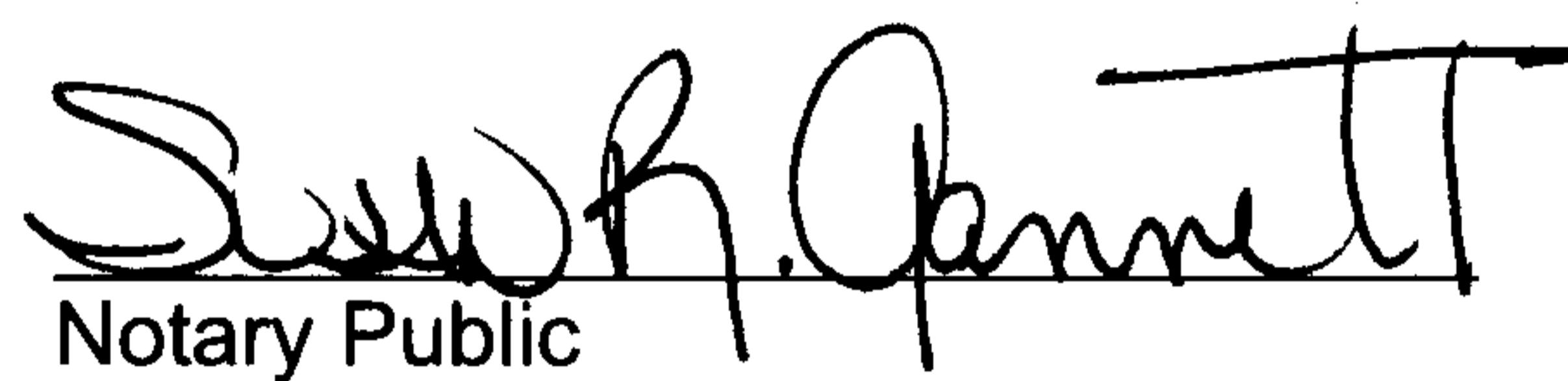
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Shelby Cnty Judge of Probate, AL
06/22/2007 03:05:55PM FILED/CERT

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Stephen L. Butler, whose name as Vice President of Engel Realty Company, Inc., an Alabama Corporation, Manager of RBP, 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, he as such officer of the Corporation as Manager of the limited liability company and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 21st day of June, 2007.

[NOTARIAL SEAL]




Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 1, 2009

20070622000295090 4/4 \$2019.00
Shelby Cnty Judge of Probate, AL
06/22/2007 03:05:55PM FILED/CERT

EXHIBIT A

Lot 2, according to the Survey of Wren Park Subdivision, as recorded in Map Book 22, page 131, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH all beneficial easements shown on that certain Map Book 22, Page 131, including without limitation that certain 25' slope easement for the use and maintenance, repair and replacement of storm and surface water drainage, and that certain 50' slope easement for the use and maintenance, repair and replacement of storm and surface water drainage over and across the following property:

Part of the NW 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of said section; thence West along the North line of said section, 1,245.86 feet; thence 90°00'00" left, 431.26 feet; thence 111°16'33" right 127.85 feet to the beginning of a 50 foot easement lying South of and adjacent to the following described line; thence from last stated course, 27°54'00" left, 354.41 feet to the end of said 50 foot easement and the beginning of a 25 foot easement, lying South of and adjacent to said line; thence continue along last stated course, 100.00 feet; thence 20°43'00" right 482.29 feet; thence 25°31'00" left, 494.05 feet; thence 19°30'00" left 150 feet to the end of said easement, said property being part of Lot 1, Riverchase Gardens, First Sector, as recorded in Map Book 8, page 153, in the Probate Office of Shelby County, Alabama; and a part of Lots 1 and 2, Riverchase Properties Second Addition to Riverchase, as recorded in Map Book 9, page 40, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 06/22/2007
State of Alabama
Deed Tax: \$1999.00