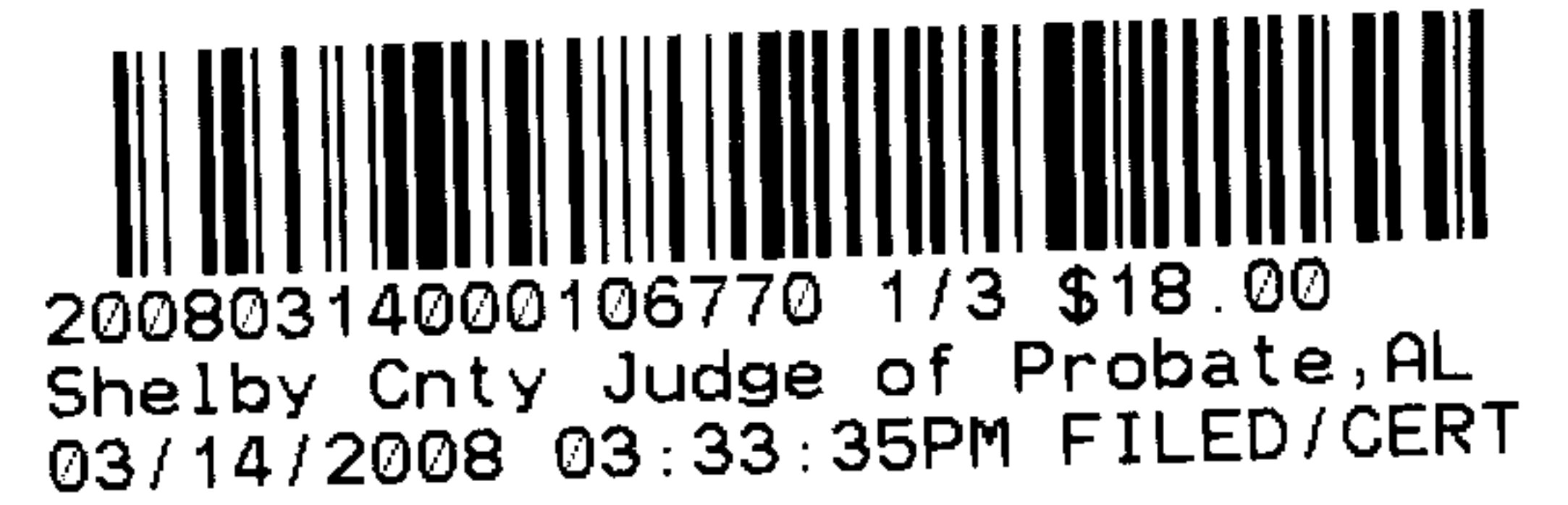


This Instrument Was Prepared By:
Mark E. Hoffman, Esquire
Mark E. Hoffman, P.C.
2229 First Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
North Shelby Office Park II, LLC
2301 Morris Avenue, Suite 105
Birmingham, Alabama 35203



STATUTORY WARRANTY DEED

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

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) to the undersigned GRANTOR, A. PHILIP COOK, JR., a married man (herein referred to as "Grantor") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto NORTH SHELBY OFFICE PARK II, LLC (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

Subject to:

1. Ad Valorem Taxes for the Year 2008 and subsequent years which are not yet due and payable.
2. Title to that portion of the property within any road right-of-ways.
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 163, Page 147; Deed Book 297, Page 44 and Deed Book 126, Page 82.
4. Right-of-way granted to Shelby County recorded in Deed Book 41, Page 391.
5. Reservations and/or dedication of road as contained in deeds recorded in Deed Book 116, Page 91 and Deed Book 116, Page 329.

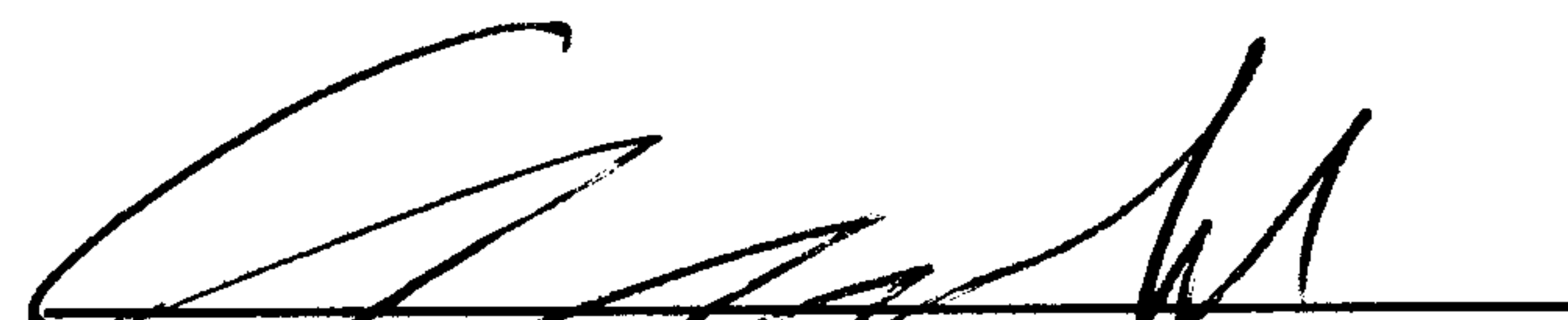
The property being conveyed is not the homestead of the Grantor.

One Hundred Percent of the Purchase Price was paid by a Purchase Money Mortgage executed simultaneously herewith.

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

Additionally, Grantor hereby quitclaims and transfers (without representation or warranty) to Grantee such right, title or interest he may have, if any, in Cahaba Beach Road.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand and seal this 13th day of March, 2008.


A. Philip Cook, Jr.

STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. Philip Cook, Jr., a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2008.


Notary Public
My Commission Expires: 3/26/11

EXHIBIT A


20080314000106770 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/14/2008 03:33:35PM FILED/CERT

LEGAL DESCRIPTION

A parcel of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said quarter-quarter Section; thence run North 00 degrees 31 minutes 45 seconds West along the West line of said Section for a distance of 1175.79 feet; thence leaving said West line, run South 86 degrees 19 minutes 16 seconds East for a distance of 398.74 feet to the point of commencement of a curve to the right, said curve having a radius of 547.00 feet, a central angle of 12 degrees 18 minutes 50 seconds, a chord bearing of South 80 degrees 09 minutes 50 seconds East for a chord distance of 117.33 feet; thence run along arc of said curve for a distance of 117.56 feet to a point on the Southernmost right of way line of Cahaba Beach Road (60' right of way) and the point of commencement of a non-tangent curve to the right, said curve having a radius of 233.55 feet, a central angle of 22 degrees 14 minutes 27 seconds, a chord bearing of South 71 degrees 48 minutes 43 seconds East for a chord distance of 90.09 feet; thence run along arc of said curve and along said right of way for a distance of 90.66 feet to the point of commencement of a non-tangent curve to the right, said curve having a radius of 992.10 feet, a central angle of 16 degrees 42 minutes 17 seconds, a chord bearing of South 52 degrees 19 minutes 01 seconds East for a chord distance of 288.22 feet; thence run along arc of said curve and along said right of way for a distance of 289.25 feet to the point of commencement of a non-tangent curve to the left, thence leaving said right of way, said curve having a radius of 125.25 feet, a central angle of 45 degrees 18 minutes 04 seconds, a chord bearing of South 56 degrees 04 minutes 17 seconds West for a chord distance of 96.47 feet; thence leaving said right of way, run along arc of said curve for a distance of 99.03 feet; thence run South 34 degrees 06 minutes 04 seconds West for a distance of 63.33 feet; thence run South 89 degrees 38 minutes 14 seconds West for a distance of 143.98 feet; thence run North 00 degrees 00 minutes 00 seconds West for a distance of 112.66 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 241.21 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 476.56 feet; thence run South 07 degrees 43 minutes 19 seconds West for a distance of 461.80 feet; thence run North 89 degrees 20 minutes 34 seconds West for a distance of 253.60 feet to the POINT OF BEGINNING. Said parcel contains 458,712 square feet or 10.53 acres more or less. Less and except any portion lying within Cahaba Beach Road right of way.