

Prepared by:
Joyce Baker, Esq.
Donaldson & Guin, LLC
505 N. 20th Street, Suite 1000
Birmingham, AL 35203

Send Tax Notice To:
Joshna Patel
Mountain Brook Lodging, LLC
2451 Moody Parkway
Birmingham, AL 35004

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$4,375,000.00)**, to the undersigned BIRMINGHAM HOSPITALITY CORPORATION, an Alabama corporation (hereinafter referred to as "Grantor") in hand paid by MOUNTAIN BROOK LODGING, LLC, an Alabama limited liability company ("Grantee"), the receipt of what is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey until the Grantee all of its right, title, interest and claim in or to the real estate, situated in Shelby County, more particularly described as:

Lot 14B, according to the Amended Map of a resurvey of Lot 14 of Cahaba Park South, as recorded in Map Book 10, page 15, in the Probate Office of Shelby Co., Alabama.

Subject to the following:

1. Taxes for the current year and such matters as would be shown on an accurate survey.
2. Restrictions appearing of record in Real Record 37, page 96 as amended by Real Record 51, page 996 and as further amended by Supplemental declaration of protective covenants, recorded in Real 313, page 850, in the Probate Office of Shelby County, Alabama.
3. Agreement recorded in Misc. Book 48, page 732 and amended by Real Record 92, page 687, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Real Record 46, page 65, in the Probate Office of Shelby County, Alabama.
5. 15 foot utility easement over the East and Southeast sides of said Lot, and 7 1/2 foot utility easement over the North side of said lot, and easement of varying width across Northeast corner of said lot, as shown by recorded Map, and as reserved in Real Record 92, page 839, in the Probate Office of Shelby County, Alabama.
6. Easement recorded in Real Record 257, page 649, in the Probate Office of Shelby County, Alabama.

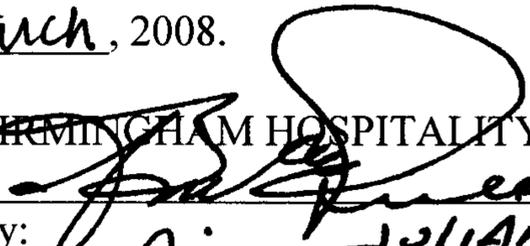


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- 7. Agreement between investment Southeastern, Ltd., and Kovach-Eddleman Properties and 280 Associates, Ltd. Recorded in Real Record 38, page 71, in the Probate Office of Shelby County, Alabama.
- 8. Covenants and Agreement between Kovach-Eddleman Properties, 280 Associates, Ltd., Investment Southeastern, Ltd. And Water Works Board of the City of Birmingham recorded in Real Record 69, page 393, in the Probate Office of Shelby County, Alabama.
- 9. Easement and agreement recorded in Instrument 1999-52030, in the Probate Office of Shelby County, Alabama.

To have and to hold to said Grantee, its successors, and assigns forever;
And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed under seal on this the 28 day of March, 2008.

BIRMINGHAM HOSPITALITY CORPORATION

By: Julian B. MacQueen
Its: President

STATE OF Florida)
Franklin COUNTY)

Shelby County, AL 04/11/2008
State of Alabama
Deed Tax: \$703.00

I, the undersigned authority, a Notary Public in and for said County in the State, hereby certify that Julian B. MacQueen, whose name as President for BIRMINGHAM HOSPITALITY CORPORATION 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 28 day of March, 2008.





Notary Public
My Commission Expires: 12-10-2010