

The total amount of the purchase price is being paid by a mortgage filed simultaneously herewith.



20080506000185790 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
05/06/2008 02:34:54PM FILED/CERT

Prepared by:

Gregory P. Youra, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway
Suite 600
Atlanta, Georgia 30336

Send Tax Notice to:

Alabaster Partners, LLC
593 Atlanta Street
Roswell, Georgia 30075

After recording, please return to:

Gregory D. Hughes, Esq.
Hughes and White
Shadowood Office Park
2110 Powers Ferry Road, Suite 440
Atlanta, Georgia 30339

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Million Ninety Thousand and No/100 Dollars (\$6,090,000.00), to the undersigned Grantor, **THCI COMPANY, LLC**, a Delaware limited liability company (herein referred to as the "Grantor"), in hand paid by **ALABASTER PARTNERS, LLC**, a Georgia limited liability company (herein referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to wit:

[See Exhibit "A" attached hereto]

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, in fee simple, forever, subject to the matters set forth on Exhibit "B" attached hereto.

And said Grantor shall, warrant and defend the same to the said Grantee, its successors and assigns, forever against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for claims arising under any matter set forth on Exhibit "B" hereto.

#1125808 v1 - care laurelton AL deed/2887-43

20080506000185790 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
05/06/2008 02:34:54PM FILED/CERT

IN WITNESS WHEREOF, Grantor, by its Executive Vice President, Kevin Breslin, who is authorized to execute this conveyance, has hereto set its signature, as of the 29 day of April, 2008.

THCI COMPANY, LLC, a Delaware limited liability company

By: [Signature]
Kevin Breslin, Executive Vice President

STATE OF NEW JERSEY)

COUNTY OF BERGEN)

I, Jennifer M. Villamar, a Notary Public in and for said County in said State, hereby certify that Kevin Breslin whose name as Executive Vice President of THCI Company, LLC, a Delaware limited liability company, 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 manager 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 the 29th day of April, 2008.

[Signature]
Notary Public
Jennifer M. Villamar
Notary Public of New Jersey
My Commission Expires 09/26/2010



20080506000185790 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
05/06/2008 02:34:54PM FILED/CERT

Exhibit "A"
Legal Description

Commence at the Southeast corner of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 35, Township 20 South, Range 3 West; thence run North along the East line of said West ½ of the Southeast ¼ of the Northwest ¼ of said Section 35 for a distance of 342.79 feet to the point of beginning; from the point of beginning thus obtained, continue North along last described course for a distance of 821.63 feet; thence turn an angle to the left of 94°03'50" and run in a Southwesterly direction for a distance of 593.37 feet; thence turn an angle to the left of 90°42'10" and run in a Southeasterly direction along the East right of way line of Shelby County Highway No. 95 for a distance of 484.46 feet to the point of beginning of a curve to the right, said curve having a central angle of 2°08' and a radius of 7679.28 feet; thence run along the arc of said curve and the East right of way line of Shelby County Highway No. 95 for a distance of 285.93 feet; thence turn an angle to the left of 86°08' from the tangent of last described course and run in an Easterly direction for a distance of 533.30 feet to the point of beginning. Being situated in Shelby County, Alabama.

Exhibit "B"

1. All taxes for the year 2008 and subsequent years, not yet due and payable.
2. Transmission line permit to Alabama Power Company as shown by Deed Book 136, page 398 in the Probate Office of Shelby County, Alabama.
3. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 275, page 164, in the Probate Office of Shelby County, Alabama.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.