

STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notice to:
AA Valleydale, LLC
361 Summit Boulevard, Suite 110
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Thirty-Six Thousand Five Hundred and No/100 Dollars (\$536,500.00) and other good and valuable consideration to **CARTER MASON INVESTMENTS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), in hand paid by **AA VALLEYDALE, LLC**, a Delaware limited liability company (hereinafter 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 said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and special assessments for the year 2008 and all subsequent years not yet due and payable.
2. Transmission line permit granted to Alabama Power Company, dated January 26, 1956, recorded in Book 179, Page 331, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto as recorded in Book 232, Page 832, in the Probate Office of Shelby County, Alabama.
4. Covenants, restrictions, reservations, easements, rights of way and building setbacks as shown on the Plat of Lakeview Commercial Parc, as recorded in Plat Book 35, Page(s) 149, in the Probate Office of Shelby County, Alabama.
5. Easement – Distribution Facilities to Alabama Power Company, dated March 22, 2006, recorded June 30, 2006, in Document #20060630000315100 in the Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions of Lakeview Commercial Parc, dated June 8, 2006, recorded June 22, 2006, in Document #20060622000300400 in the Probate Office of Shelby County, Alabama.
7. Declaration of Restrictive Covenant dated July 2, 2008, recorded July 3, 2008, in Document # 20080703000271120 in the Probate Office of Shelby County, Alabama.

ALL OF THE CONSIDERATION TO THE GRANTOR IS PAYABLE FROM THE PROCEEDS OF A LOAN SECURED BY A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representatives effective as of the 2nd day of July, 2008.

GRANTOR:

CARTER MASON INVESTMENTS, LLC

By: _____
Courtney H. Mason, Jr., Member

By: _____
Kerry Carter, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Courtney H. Mason, Jr.**, whose name as a Member of Carter Mason Investments, LLC, an Alabama 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, in such capacity 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 2nd day of July, 2008.

{ SEAL }

Notary Public
My Commission Expires: _____
MY COMMISSION EXPIRES FEBRUARY 14, 2011

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kerry Carter**, whose name as a Member of Carter Mason Investments, LLC, an Alabama 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, in such capacity 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 2nd day of July, 2008.

{ SEAL }

Notary Public
My Commission Expires: _____
MY COMMISSION EXPIRES FEBRUARY 14, 2011

This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727
(205) 930-5132

EXHIBIT "A"


20080703000271130 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/03/2008 11:24:43AM FILED/CERT

The following described property situated in Shelby County, Alabama:

PARCEL I:

Lot 2A according to the Resurvey of Lot 2, Lakeview Commercial Parc, as recorded in Map Book 40, Page 23, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Those certain interests and easement rights described in Covenants, Conditions and Restrictions of Lakeview Commercial Parc, dated June 8, 2006, recorded June 22, 2006, in Document #20060622000300400 of Shelby County Records and shown on the Plat of Lakeview Commercial Parc, as recorded in Plat Book 35, Page(s) 149, of Shelby County Records.