

1st

SEND TAX NOTICES TO:

BK ENTERPRISES, LLC

Attn: Barry L. Komisar

2345 Pelham Parkway

Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$622,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, THE GRAHAM INVESTMENT PARTNERSHIP, L.P., a Delaware limited partnership (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BK ENTERPRISES, LLC, an Alabama limited liability company (herein referred to as "Grantees") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 18th day of February, 2010.

THE GRAHAM INVESTMENT PARTNERSHIP, L.P.
A Delaware limited partnership

BY: GRAHAM & COMPANY, INC.
(Its General Partner)

By: H. Michael Graham

Print Name: H. Michael Graham

Title: President of Graham & Company, Inc.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Michael Graham, whose name as President of Graham & Company, Inc., the general partner of THE GRAHAM INVESTMENT PARTNERSHIP, L.P., a Delaware limited partnership, 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 general partner of the limited partnership, and with full authority, executed the same voluntarily, as an act of said limited partnership, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 18 day of February, 2010.

Robert L. Domit

NOTARY PUBLIC

My Commission Expires: March 9, 2012

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Part of the East ½ of the Southwest ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Northwest corner of Lot 2, 2nd Amendment Commercial Subdivision, Riverchase East 1st Sector, as recorded in Map Book 6, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama, run in a Southerly direction along the West line of said Lot 2 for a distance of 126.79 feet, more or less, to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 171.97 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction for a distance of 323.89 feet, more or less, to a point on the Easterly right of way line of Business Center Drive; thence turn an angle to the right of 90 degrees 03 minutes and run in a Northerly direction along said right of way for a distance of 171.97 feet; thence turn an angle to the right of 89 degrees 57 minutes and run in an Easterly direction for a distance of 323.74 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2010, a lien but not yet payable; ii) restrictions appearing of record in Real 21, Page 339, omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c); iii) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 5, Page 706; iv) right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 523; Deed Book 139, Page 157; Deed Book 167, Page 104; Deed Book 219, Page 581; and Real 99, Page 565; v) easements and building lines as shown on recorded map; vi) Declaration of Easement recorded in Real Volume 132, Page 112; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.



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