

***This instrument was prepared by:***

*William J. Dawkins, Esquire  
c/o Selig Enterprises, Inc.  
1100 Spring St., N.W., Suite 550  
Atlanta, GA 30309  
Attn.: Rebecca A. Jones*

***Send Tax Notice to:***

*Hill/Gray Seven, L.L.C.  
1350 City View Center  
Oviedo, Florida 32765*

**STATE OF ALABAMA )**

**COUNTY OF SHELBY )**

**STATUTORY WARRANTY DEED\***

**KNOW ALL MEN BY THESE PRESENTS** that for and in consideration of the sum of **SIX HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$632,800.00)** to the undersigned grantor, **CHELSEA-SELIG, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **HILL/GRAY SEVEN, L.L.C.**, a Florida limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, and more particularly described on Exhibit "A" annexed hereto and made a part hereof, together with all the rights, tenements, hereditaments, improvements, easements and appurtenances thereto belonging or in anywise appertaining.

**PROVIDED, HOWEVER, THAT** the Property is conveyed subject to those matters as more particularly described on Exhibit "B" annexed hereto and made a part hereof (the "Permitted Encumbrances").

**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee's successors and assigns, forever.

**AND THE GRANTOR** does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in FEE SIMPLE (subject only to the Permitted Encumbrances); that the Grantor has good right and lawful authority to sell and convey the Property and 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, but not otherwise.

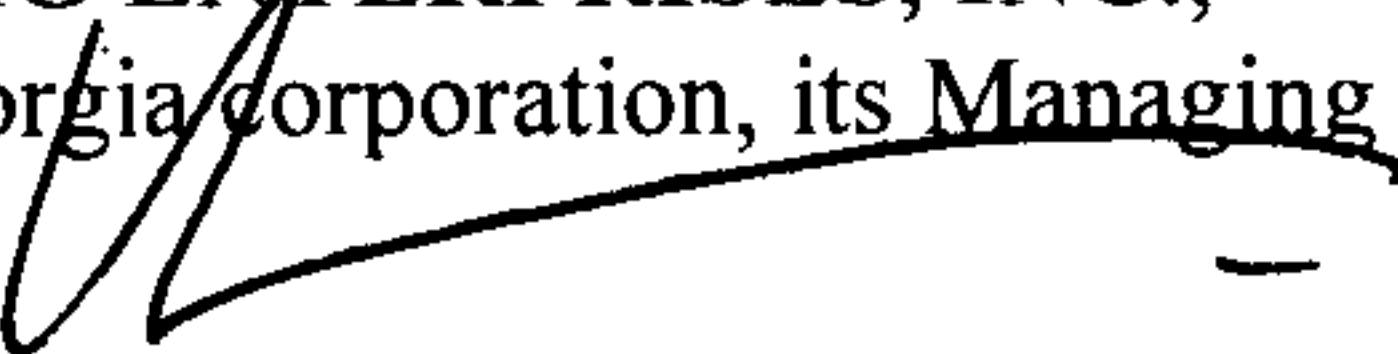
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IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 1<sup>st</sup> day of ~~August~~, 2010.  
*September*

**GRANTOR:**

**CHELSEA-SELIG, LLC,**  
an Alabama limited liability company

By: **SELIG ENTERPRISES, INC.,**  
a Georgia corporation, its Managing Member

By:  (L.S.)  
William J. Dawkins,  
Senior Vice President and Secretary

Deed Tax : \$633.00

[CORPORATE SEAL]

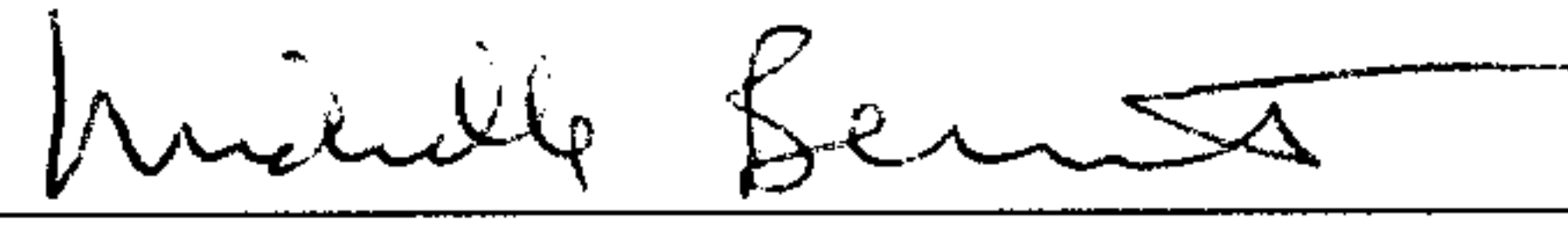
**STATE OF GEORGIA )**

**COUNTY OF FULTON )**

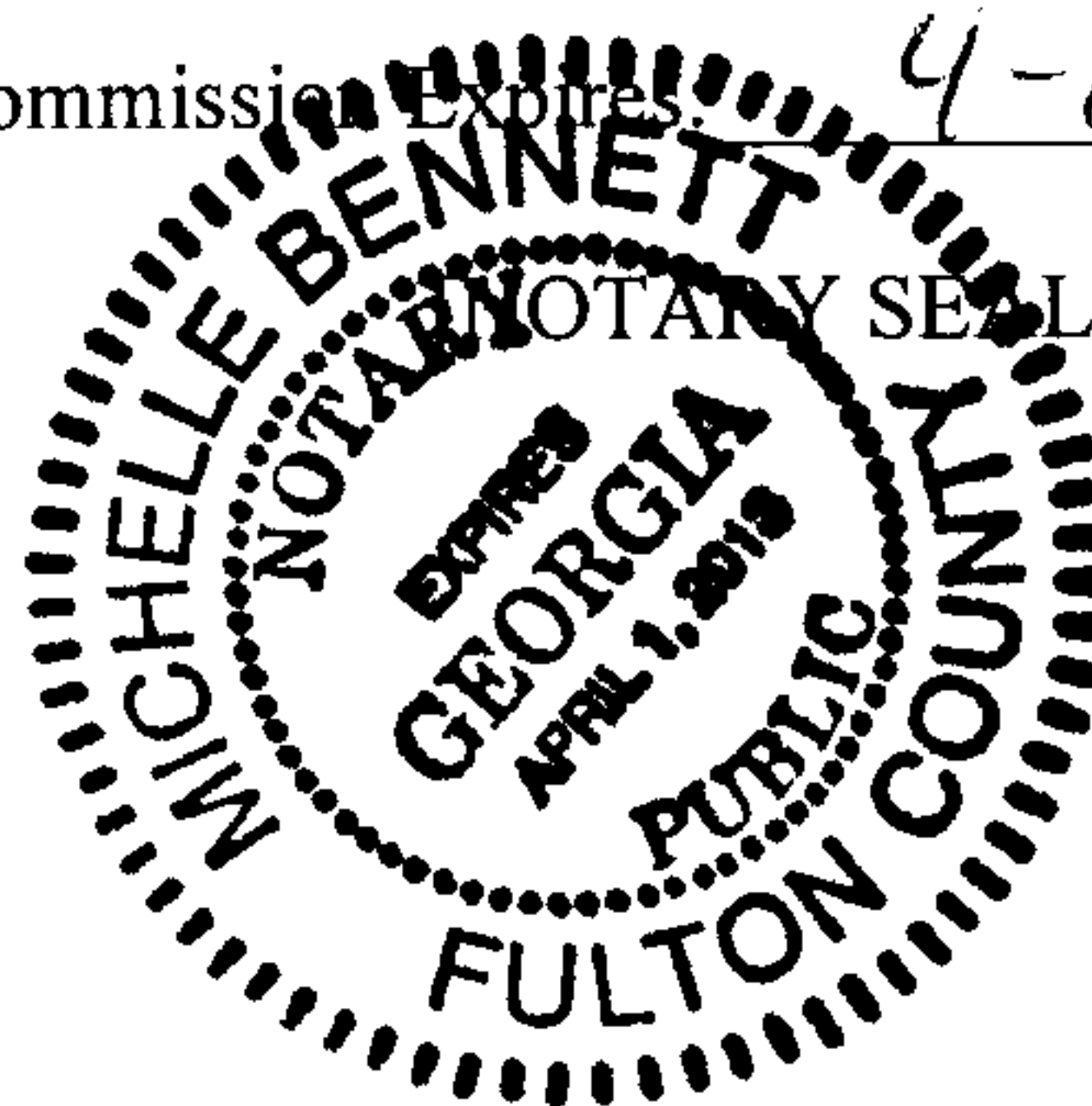
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **William J. Dawkins**, whose name as Senior Vice President and Secretary of **Selig Enterprises, Inc.**, Managing Member of **Chelsea-Selig, LLC**, an Alabama limited liability company, is signed 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 and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing Member of said limited liability company as aforesaid.


Given under my hand and official seal this the 30<sup>th</sup> day of August, 2010.

[NOTARY SEAL]

  
NOTARY PUBLIC

My Commission Expires 4-1-13



  
20100902000283520 2/4 \$654.00  
Shelby Cnty Judge of Probate, AL  
09/02/2010 09:50:24 AM FILED/CERT

**EXHIBIT "A"**

**Bojangles Restaurant**

LOT 6 ACCORDING TO THE SURVEY OF CHELSEA CROSSROADS, AS RECORDED IN MAP BOOK 41, PAGE 109 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.




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**EXHIBIT "B"**

**Permitted Encumbrances**

1. Ad valorem taxes for the year 2010 and subsequent years, not yet due and payable;
2. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 171; Volume 107, Page 311; Volume 111, Page 152; and Volume 138, Page 95 in the Office of the Judge of Probate of Shelby County, Alabama;
3. Right-of-way granted to Shelby County recorded in Volume 95, Page 506 and Volume 95, Page 522 in said Probate Office;
4. Certificate of Annexation ordinance as recorded in Inst. No. 2009081100309350 in said Probate Office;
5. Covenants, conditions and restrictions as applies to subject property as set out in Memorandum of Lease dated December, 2009, between Chelsea Crossroad, L.L.C. and Publix Alabama, LLC, an Alabama limited liability company, recorded in Instr. 2009-1216000461140 in the Office of the Judge of Probate of Shelby County, Alabama;
6. Easements and building line as shown on Map Book 41, Page 109 A & B.
7. Terms and conditions of Declaration of Restrictions, Covenants, and Grant of Easements dated December 16, 2009, recorded in Instr. 2009-1216000461130, and assignment recorded in Instr. 2009-1216000461160. in the Office of the Judge of Probate of Shelby County, Alabama;
8. Covenants, conditions, maintenance agreements, access easements, and terms contained in that certain Declaration of Sanitary Sewer Easement between 280 Properties, LLC, Polo Farms Investments, LL and Double Oak Water Reclamation, LLC as recorded in Inst. No. 2009-0903000340190 in said Probate Office; location of sanitary sewer easement shown on Survey of Barton F. Carr dated December 10, 2009; and
9. Reservation and rights and easements as set out in Instrument No. 2009-1221000464870, Instrument No. 2009-1216000461150, Instrument No. 2009-1221000464870 and Instrument No. 2010-0105000002700.

  
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