

Send Tax Notice to:

Key 7, LLC
2195 Parkway Lake Drive
Birmingham, AL 35244

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations paid for the benefit of the undersigned, **McConnell, White, Terry Realty & Insurance Co.**, an Alabama corporation (hereinafter referred to as the "Grantor"), in hand paid by **Key 7, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt and sufficiency 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 estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. 2010 ad valorem taxes, a lien due and payable until December 31, 2010.
2. Mineral and mining rights not owned by Grantor.
3. An existing lease in favor of Student Life, Inc.
4. All easements, liens, rights-of-way, and other matters of record as set forth in Exhibit "B" attached hereto and made a part hereof, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

\$ 2,549,500.00 of the consideration was provided by a purchase money loan executed simultaneously herewith.

Grantor herein is one and the same as McConnell, White, & Terry Realty and Insurance Company, Inc.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor have caused this instrument to be executed this the 27th day of September, 2010.

McConnell, White, Terry Realty & Insurance Co.

By: Charles R. Terry, Jr.
Charles R. Terry, Jr.
Its: President

STATE OF ALABAMA)

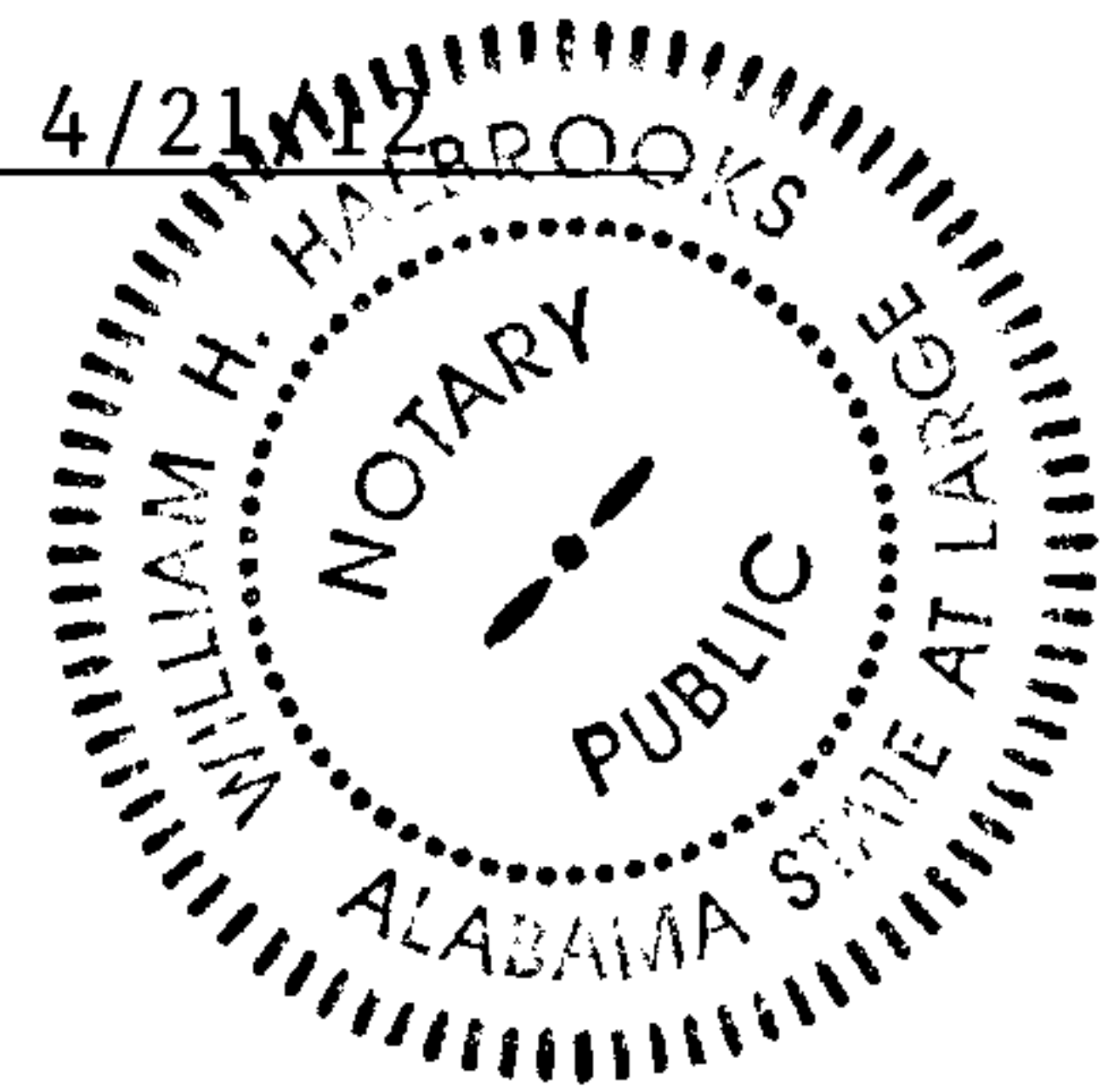
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Terry, Jr., whose name as President of McConnell, White, Terry Realty & Insurance Co., an Alabama corporation, 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.

Given under my hand and official seal, this the 27th day of September, 2010.


Notary Public William H. Halbrooks,

My Commission Expires: 4/21/11



This Instrument Prepared By:

Maurice L. Shevin, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue, South
Birmingham, AL 35205



20100929000321480 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
09/29/2010 02:12:04 PM FILED/CERT

EXHIBIT "A"


Part of the S 1/2 of Section 19, and part of the N 1/2 of Section 30, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the SE corner of said Section 19 run in a Westerly direction along the South line of said Section for a distance of 3,471.23 feet; thence turn an angle to the right of 90 deg. and run in a Northerly direction for a distance of 364.58 feet to an existing iron pin being the most Westerly corner of Acosta Sales property and being the point of beginning; thence turn an angle to the right of 159 deg. 12 min. and run in a Southeasterly direction along the West line of said Acosta Sales property for a distance of 318.56 feet to an existing iron pin being on the North right of way line of Parkway Lake Drive; thence turn an angle to the right of 104 deg. 41 min. and run in a Westerly direction along the North right of way line of Parkway Lake Drive for a distance of 6.41 feet to an existing iron pin and being the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 21 deg. 05 min. 07 sec. and a radius of 567.32 feet; thence turn an angle to the left and run in a Westerly and Southwesterly direction along the arc of said curve for a distance of 208.78 feet, to the end of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve and also being the Northwest right of way line of Parkway Lake Drive for a distance of 205.25 feet to an existing iron pin; thence turn an angle to the right of 97 deg. 05 min. 35 sec. and run in a Northwesterly direction for a distance of 512.40 feet to an existing iron pin; thence turn an angle to the right of 89 deg. 19 min. 41 sec. and run in a Northeasterly direction for a distance of 415.71 feet to an existing iron pin being on the West line of the Old Baptist Montclair property; thence turn an angle to the right of 91 deg. 24 min. 20 sec. and run in a Southeasterly direction for a distance of 187.45 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.



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EXHIBIT "B"

1. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 127, Page 140, in the Probate Office of Shelby County, Alabama.
2. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, and as further amended by Amendment No. 2., recorded in Misc. Book 19, Page 633, and further amended by Real 163, page 690 and Instrument No. 1994-07901 in the Probate Office of Shelby County, Alabama.
3. Declaration of Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as set out in Paragraphs Numbered 5 and 6 in Instrument No. 1994-7901 in Probate Office.
4. Restrictions placed on "Commercial Properties" as set out in Land Use Agreement with Blue Cross & Blue Shield of Alabama, as recorded in Misc. Book 19, page 690 and amended in Misc. Book 43, Page 82 and in Real Book 16, Page 64, and further amended by Real 381, Page 465 in Probate Office.
5. Release of damages as recorded in Instrument No. 1994-7901, as recorded in the Probate Office of Shelby County, Alabama.
6. Storm Sewer Easement as recorded in Instrument No. 1994-7901, as recorded in the Probate Office of Shelby County, Alabama.


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