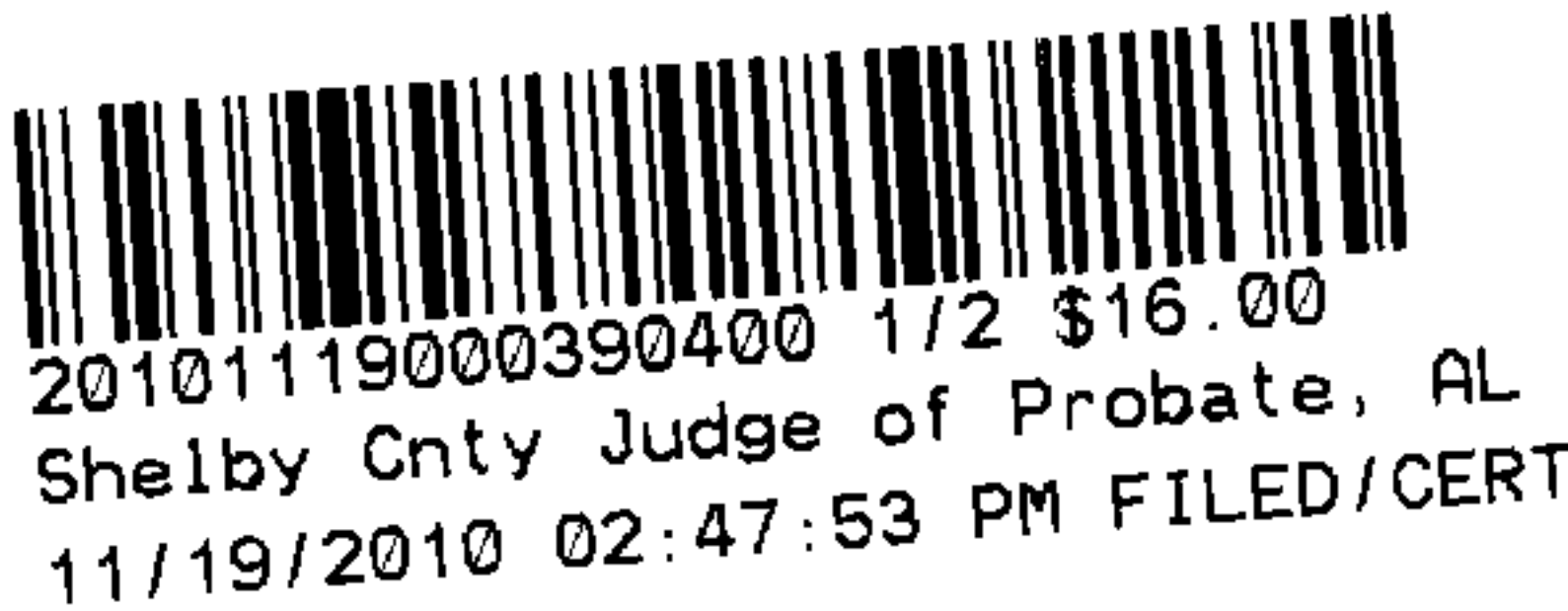


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Valleydale Office Plaza, LLC
2057 Valleydale Road, Suite 200
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00) and other good and valuable consideration, to the undersigned grantor, Moiz Fouladbakhsh, an unmarried man, in hand paid by Valleydale Office Plaza, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Moiz Fouladbakhsh, an unmarried man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Valleydale Office Plaza, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Valleydale Office Plaza, as recorded in Map Book 42, Page 19, in the Probate Office of Shelby County, Alabama.
Said property being further described as follows:
A parcel of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, known as Lot 1 Valleydale Office Plaza as recorded in Map Book 42, Page 19 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section and run North 00 degrees 00 minutes 00 seconds West along the West line of said quarter-quarter section for a distance of 332.95 feet to a point on the Northwestern right of way line of Valleydale Road (80' right of way) and a point on a curve to the left, said curve having a radius of 5689.64 feet, a central angle of 00 degrees 11 minutes 26 seconds, a chord distance of 18.93 and a chord bearing of N 46 degrees 31 minutes 07 seconds East, thence run along arc of said curve and along said right of way of Valleydale Road for a distance of 18.93 feet to a found capped rebar stamped "PLS#15153", said point also being the POINT OF BEGINNING; thence leaving said right of way, run North 00 degrees 00 minutes 00 seconds West for a distance of 512.44 feet to a found capped rebar stamped "PLS#15153"; thence run South 90 degrees 00 minutes 00 seconds East for a distance of 121.98 feet to a set 5/8" rebar capped and stamped CA-560LS; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 304.58 feet to a set 5/8" rebar capped and stamped CA-560LS; said point being at the point of beginning of a tangent curve to the left, said curve having a radius of 87.00 feet, a central angle of 41 degrees 49 minutes 54 seconds and a chord distance of 62.12 feet and a chord bearing of South 20 degrees 54 minutes 57 seconds East; thence run in a Southerly to Southeasterly direction along the arc of said curve for a distance of 63.52 feet to a set 5/8" rebar capped and stamped CA-560LS on the Northwesterly right of way line of Valleydale Road and a point on a non-tangent curve to the left, said curve having a radius of 5689.68 feet, a central angle of 02 degrees 05 minutes 38 seconds, a chord distance of 207.93 feet and a chord bearing of South 43 degrees 53 minutes 34 seconds West; thence run in a Southwesterly direction along arc of said curve and along the Northwesterly right of way of said Valleydale Road for a distance of 207.94 feet to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Restrictions as shown by map recorded in Map Book 42, Page 19, in the Probate Office of Shelby County, Alabama; (3) Building lines as shown by map recorded in Map Book 42, Page 19, in the Probate Office of Shelby County, Alabama; (4) Easements as shown by map recorded in Map Book 42, Page 19, in the Probate Office of Shelby County, Alabama; (5) Transmission line permit to Alabama Power Company, recorded in Deed Book 129, Page 566, in the Probate Office of Shelby County, Alabama; (6) Right of way to Shelby County, recorded in Deed Book 179, Page 442, in the Probate Office of Shelby County, Alabama and as shown on the survey of Michael R. Bridges with Gonzalez-Strength & Associates, Inc. dated 11/11/2010; and (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 4, Page 542, in the Probate Office of Shelby County, Alabama; (8) A 10' side setback and buffer; 25' rear

setback; 8' side setback; and 25' front setback lines as shown on the survey of Michael R. Bridges with Gonzales-Strength & Associates, Inc. dated 11/11/2010.

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

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

And said Grantor does for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 16th day of November, 2010.

WITNESSES:

David R. Kinner
David R. Kinner

Moiz Fouladbakhsh
Moiz Fouladbakhsh

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Moiz Fouladbakhsh, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of November, 2010.

Dana V. Campbell

Notary Public

My Commission Expires: May 10, 2013