

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

value \$1,650,000

THIS INDENTURE made and entered into on this the 15th day of February, 2011, by and between **KI CHON CHOI and wife, SEUNG WOO CHOI**, as Grantors, and **SHOPS AT RIVER RIDGE, L.L.C.**, as Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars, and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3 of Key Pointe Shopping Center also a part of Lot 4 of Key Pointe Shopping Center as recorded in Map Book 13, Page 61, in the Probate Office of Shelby County, Alabama. A part of Lot 4 more particularly described as follows:

Begin at the Northwest corner of Lot 4 of Key Pointe Shopping Center for a point of beginning, thence run South 50 degrees 48 minutes 25 seconds East along the Northeast line of said Lot 4 for a distance of 114.27 feet to the Southerly corner of Lot 3 for Key Pointe Shopping Center; thence run South 39 degrees 11 minutes 35 seconds West for a distance of 38.21 feet; thence run North 51 degrees 07 minutes 16 seconds West for a distance of 83.06 feet to the West line of said Lot 4; thence run North 00 degrees 17 minutes 00 seconds East along the West line of said Lot 4 for a distance of 49.69 feet to the point of beginning.

Above property also being described as:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West; thence run North along the West line of said Quarter-Quarter Section North 00 degrees 17 minutes 00 seconds East a distance of 289.28 feet to the point of beginning; thence continue along last described course a distance of 327.48 feet to the Southerly right of way of Highway 280' thence run South 61 degrees 47 minutes 04 seconds East along said right of way a distance of 67.24 feet; thence run North 28 degrees 12 minutes 56 seconds East a distance of 10.00 feet to a point of a curve to the right having a radius of 2230.00 feet and a central angle of 05 degrees 49 minutes 54 seconds East, thence run South 58 degrees 52 minutes 09 seconds East along the chord of said curve a chord distance of 226.89 feet; thence leaving said right of way run South 39 degrees 11 minutes 35 seconds West a distance of 308.81 feet; thence run North 51 degrees 07 minutes 16 seconds West a distance of 83.06 feet to the point of beginning.

NOW KNOWN AS:

Lot 3A, according to the Key Point Shopping Center #2 as recorded in Map Book 19, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Right of way granted to Alabama Power Company as set out in instrument recorded in Deed Book 182, Page 328; Deed Book 103, Page 39; Deed Book 285, Page 802; Deed Book 228, Page 809 and Real Volume 270, Page 137.

Easements and building line as shown on recorded map.


Restrictions appearing of record in Real Volume 232, Page 309; Real Voume 234, Page 144, re-recorded in Real Volume 235, Page 837, amended in Real Volume 286, Page 265.

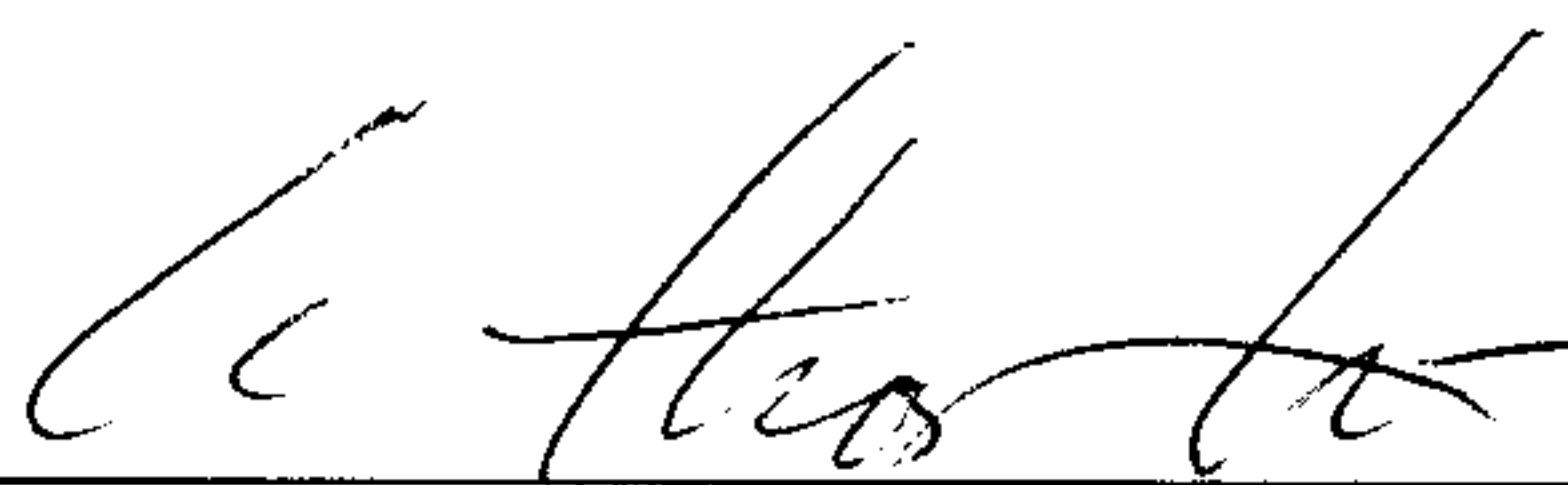
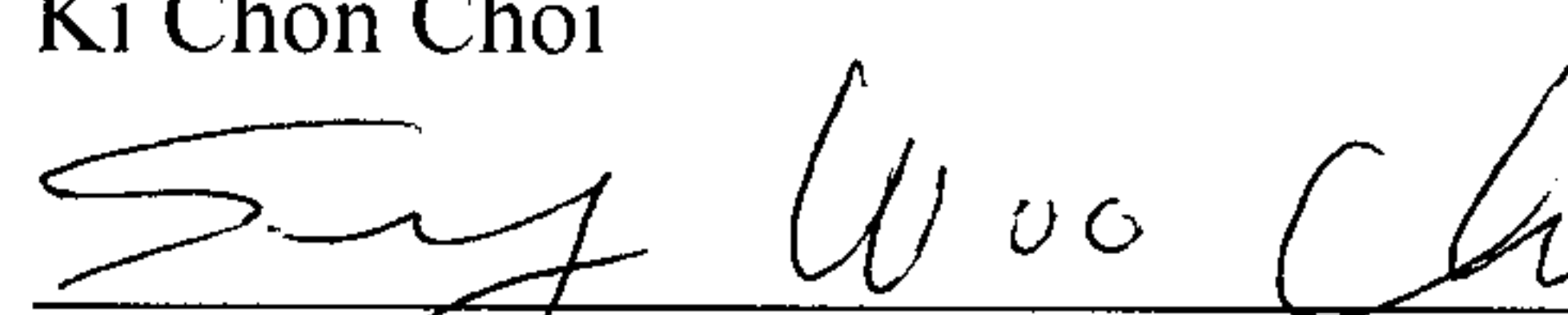
Easement Agreement as recorded in Real Volume 286, Page 267, and Real Volume 231, Page 895.

mortgage recorded simultaneously herewith for the proceeds of this deed.
TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, forever; and

THE said Grantors do hereby covenant with and represent unto the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2011, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of Shelby County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the day of and year first above written.



20110218000056500 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/18/2011 08:22:45 AM FILED/CERT

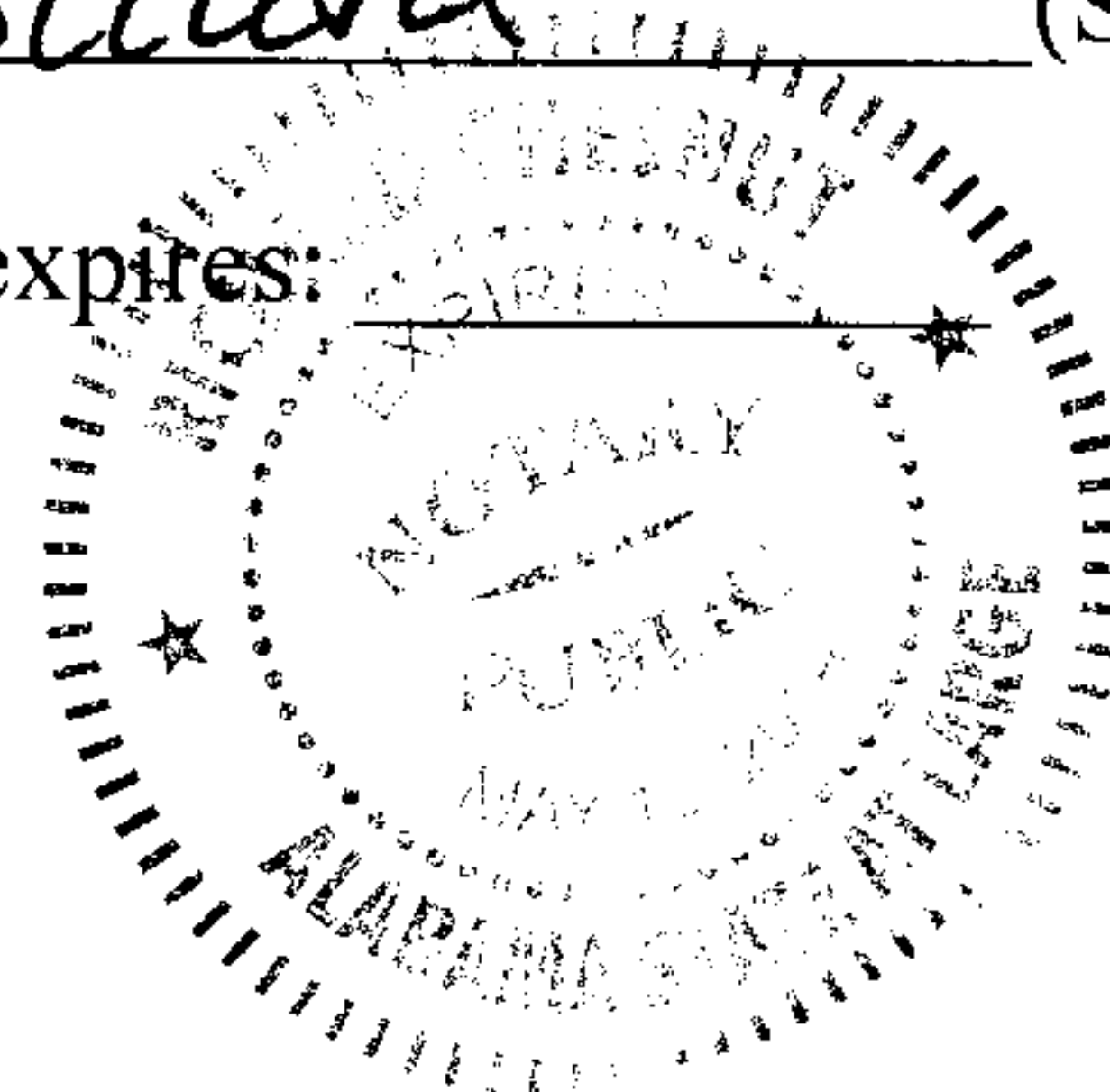
 (SEAL)
Ki Chon Choi
 (SEAL)
Seung Woo Choi

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ki Chon Choi and Seung Woo Choi, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 15th day of February, 2011.

 (SEAL)
Notary Public
My commission expires:



Prepared by:
RICHARD CHESNUT
307 Randolph Avenue
Huntsville, Alabama 35801