

\$1,100,000

Send Tax Notice To:
GARR, LLC
100 Corporate Parkway
Suite 200
Birmingham, AL 35242

This instrument was prepared by
and when recorded return to:
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959


20110607000166710 1/3 \$1118.00
Shelby Cnty Judge of Probate, AL
06/07/2011 11:49:27 AM FILED/CERT

Quit Claim DEED

[TITLE NOT EXAMINED - NO OPINION EXPRESSED BY PREPARER]

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **MOIZ FOULADBAKHSH, an unmarried man** (herein referred to as Grantor) do grant, bargain, sell and convey unto **GARR, LLC, an Alabama limited liability company** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached and made a part hereof.

Subject to easements, restrictions and right-of-ways of record, if any.

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

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 16th day of June, 2009.

Shelby County, AL 06/07/2011
State of Alabama
Deed Tax: \$1100.00


[SEAL]
MOIZ FOULADBAKHSH

STATE OF ALABAMA)
COUNTY OF SHELBY)


20110607000166710 2/3 \$1118.00
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MOIZ FOULADBAKHSH, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 16th day of June 2009.

[NOTARY SEAL]

Charlene Brooks
Notary Public
My Commission Expires: 5/25/14.

EXHIBIT "A"


20110607000166710 3/3 \$1118.00
Shelby Cnty Judge of Probate, AL
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Lot 1-A , according to the survey of Brook Highland Office Park as recorded in Map Book 41, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Current taxes; (2) 25-foot setback line as shown on recorded map; (3) Restrictions including no further subdivision as shown on recorded map; (4) Easement and release from damages as shown on Map Book 26, Page 80; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (6) Release of damages as recorded in Inst. No. 2000-13109; (7) Covenants, conditions, restrictions, subsurface conditions, easements and liens for assessments recorded in Inst. No. 2000-13109; (8) Right of Way granted to the Water Works and Sewer Board recorded in Inst. No. 2000-13110 and Real 194, Page 43; (9) Right-of-way granted to Alabama Power Company recorded in Real 207, Page 380; (10); Reciprocal Easement Agreement between AmSouth Bank, NA and Eddleman and Associates recorded in Real 125, Page 249 and Real 199, Page 18; (11) Declaration of watershed covenants recorded in Real 194, Page 54 and Inst. No. 1993-26958; (12) Easement for sanitary sewer line and water lines recorded in Real 194, page 1, with deed and bill of sale to Water Works Board of the City of Birmingham recorded in Real 194, Page 43; (13) Agreement concerning electric service to NCNB/Brook Highland recorded in Real 306, Page 119; and (14) Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as recorded in Real 307, Page 950 with First Supplemental Declaration recorded in Inst. No 1998-40199.