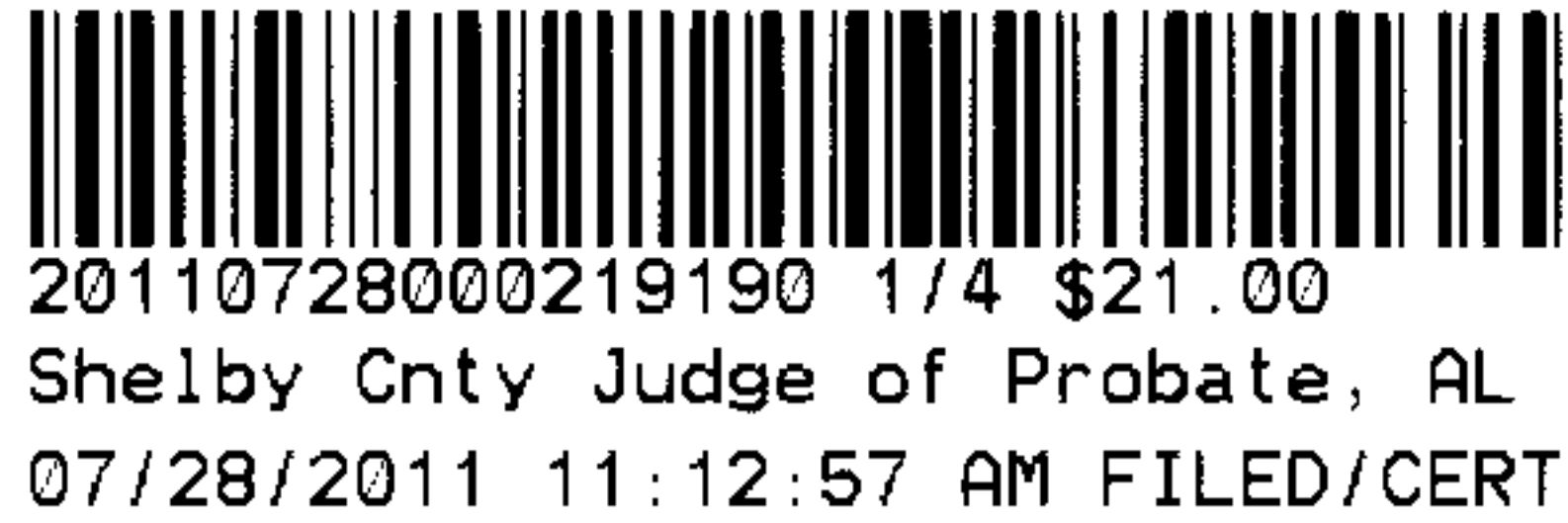


\$10,000 ABJUL
MORTGAGE

Send Tax Notice To:
SouthHall of Hoover, L.L.C.
2400 John Hawkins Parkway
Birmingham, AL 35244

*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



STATUTORY WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT**, Shelby County, Alabama, a public corporation organized under the laws of the State of Alabama (herein referred to as Grantor) does grant, bargain, sell and convey unto **SOUTHHALL OF HOOVER, L.L.C.**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama.

See Exhibit A attached and made a part hereof.

Subject only to such liens, encumbrances and exceptions (i) to which title to the Property was subject when that certain Lease Agreement between Grantor and Grantee's predecessor in title, dated as of April 1, 1971 (the "Lease") was delivered, (ii) to which the Grantee (or its predecessors in title) has consented (but specifically excluding any liens, encumbrances and exceptions to which the Grantee (or its predecessors in title) consented pursuant to the Lease; (iii) the Agreement between Grantee and DLR Associates, LLC dated May 2, 2005, and recorded on May 2, 2005, as Instrument # 20050504000212340; and (iii) resulting from the failure to the Grantee to perform or observe any of the agreements or covenants on its part contained in the Lease.

Further subject to: The mortgage given by E&T Realty Company to Regions Bank, recorded in Instrument #1997-25395 and amended by the First Amendment to Mortgage and Security Agreement between SouthHall of Hoover, L.L.C. and Regions Bank recorded in Instrument #20030617000380390 and further amended by mortgage given by SouthHall of Hoover, L.L.C. to Regions Bank recorded in Instrument #2005100300513200 along with UCC-1 Financing Statement recorded in Instrument #2005100300513220, in the Probate Office of Shelby County, Alabama. Said mortgages amended and restated in Instrument #20080130000039270, amended in Instrument #20080306000091900, together with Assignment of Leases and Rents in Instrument #2005100300513210, amended in Instrument #20051107000578800, amended and restated in Instrument #20080130000039280, amended in Instrument #20080306000091910. The Grantor did not join in on the execution of the foregoing documents.

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

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 17th day of ~~June~~, 2011.

July

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF VINCENT

By: *Don Driggs* [SEAL]
Name: *Don Driggs*
Title: *Chairman*

Attest:

By: *[Signature]* [SEAL]
Name: *William M. Archer*
Title: *Secretary/Treasurer*



20110728000219190 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/28/2011 11:12:57 AM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don Driscoll, whose name as Chairman of the Board of Directors of THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT, a public corporation organized under the laws of the State of Alabama, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

Given under my hand and official seal this the 12 day of July, 2011.

[NOTARY SEAL]


NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 20, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20110728000219190 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/28/2011 11:12:57 AM FILED/CERT

EXHIBIT A
Statutory Warranty Deed
Industrial Development Board of the Town of Vincent
To
SouthHall of Hoover, L.L.C.

A part of Lot 1, Dewberry's Subdivision as recorded in Map Book 9, Page 11 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, said point being on the West line of said Lot 1, Dewberry's Subdivision; thence from the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section turn an angle of 29 degrees 08 minutes to the right in a Northeasterly direction and run 695.72 feet to a point; thence 95 degrees 21 minutes to the right in a Southeasterly direction a distance of 108.82 feet to a point; thence 51 degrees 00 minutes 30 seconds to the left in a Northeasterly direction a distance of 145.36 feet to a point; thence 18 degrees 46 minutes 45 seconds to the right in an Easterly direction a distance of 78.28 feet to a point; thence 20 degrees 07 minutes 42 seconds to the left in a Northeasterly direction a distance of 70.31 feet to a point; thence 38 degrees 51 minutes to the left in a Northeasterly direction a distance of 143.16 feet to a point on the Southwesterly right of way line of U.S. Highway No. 280; thence 92 degrees 59 minutes 54 seconds to the right in a Southeasterly direction along said right of way line a distance 41.53 feet to a point; thence 79 degrees 04 minutes 30 seconds to the right in a Southwesterly direction a distance of 69.37 feet to the P.C. (point of curve) of a curve to the right having a radius of 167.05 feet and a central angle of 67 degrees 25 minutes; thence Southwesterly along the arc of said curve a distance of 196.55 feet to the P.T. (point of tangent) of said curve; thence Westerly in the tangent to said curve a distance of 50.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 250.52 feet and a central angle of 41 degrees 05 minutes 04 seconds; thence Southwesterly along the arc of said curve a distance of 179.63 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 160.00 feet and a central angle of 22 degrees 42 minutes 25 seconds; thence Southwesterly along the arc of said curve a distance of 63.41 feet to a point; thence 108 degrees 34 minutes 46 seconds to the left (angle measured to tangent) in a Southeasterly direction a distance of 142.71 feet to a point; thence 38 degrees 15 minutes to the right in Southeasterly direction a distance of 304.00 feet to a point; thence 70 degrees 30 minutes to the right in a Southwesterly direction a distance of 1016.00 feet to a point; thence 90 degrees 00 minutes to the right in a Northwesterly direction a distance of 257.32 feet to a point on the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 36; thence 60 degrees 52 minutes to the right in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 572.42 feet to the point of beginning. Situated in the Probate Office of Shelby County, Alabama.



20110728000219190 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
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