

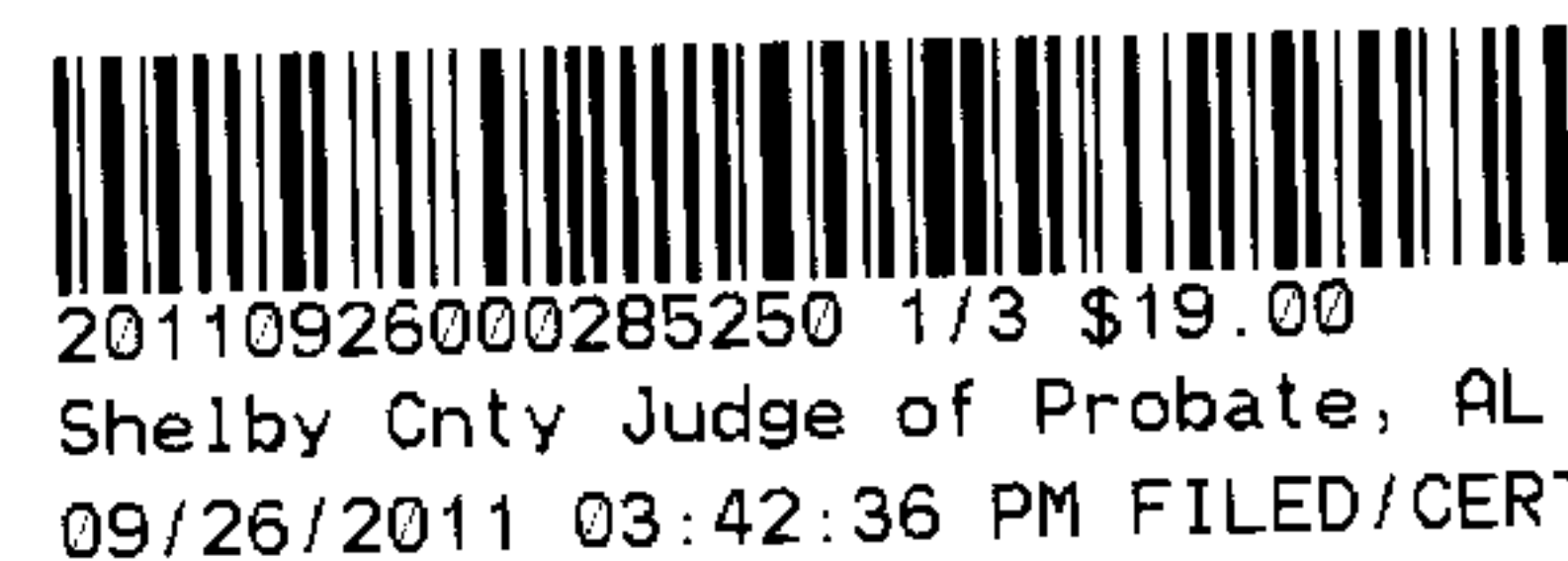
*This instrument was prepared by:*  
Dwight L. Mixson, Jr.  
Burr & Forman LLP  
420 North 20th Street, Suite 3400  
Birmingham, Alabama 35203

*Send Tax Notice to:*  
Director-Real Estate Management  
The American National Red Cross  
600-A Forest Point Circle  
Charlotte, North Carolina 28273

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )



**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **BW LEASING COMPANY, L. L. C.**, an Alabama limited liability company, whose address is 523 Masters Circle, Birmingham, Alabama 35244, successor by merger to G. B. S. Development Company, L.L.C., an Alabama limited liability company, pursuant to that certain Certificate of Merger filed with the Alabama Secretary of State on December 31, 2007 ("Grantor"), in hand paid by **THE AMERICAN NATIONAL RED CROSS**, a non-profit corporation, a Federally chartered instrumentality of the United States, and a body corporate and politic under the laws of the United States (36 U.S.C. §§ 300101-300111 (2007)) ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as follows:

Lot 3-A, of the G.B.S. Development Replat of Lots 3 and 4 G.B.S. Development Co., LLC Record Plat as recorded in Map Book 42, Page 45 and amended in Map Book 42, Page 89, in the Probate Office of Shelby County, Alabama.

Lot 5, of the G.B.S. Development Co., LLC Record Plat as recorded in Map Book 27, Page 13, in the Probate Office of Shelby County, Alabama.

Together with all rights of ingress and egress set forth in that certain Declaration of Easement and Cost-Sharing Agreement as recorded in Instrument No. 20110825000251850 and all improvements and appurtenances.

Also together with all rights of ingress and egress to mailboxes and signage set forth in that certain Declaration of Easements and Quit Claim as recorded in Instrument No. 20110825000251840.

**NOTICE: THE AMERICAN NATIONAL RED CROSS IS AN INSTRUMENTALITY OF THE UNITED STATES UNDER 36 U.S.C. §§ 300101-300111 (2007); THE AMERICAN NATIONAL RED CROSS AND REAL PROPERTY OWNED BY THE AMERICAN NATIONAL RED CROSS ARE IMMUNE FROM STATE AND LOCAL TAXATION UNDER ARTICLE VI, CLAUSE 2 OF THE CONSTITUTION OF THE UNITED STATES.**

G.B.S. Development Company, L.L.C., grantee in that certain General Warranty Deed recorded in Instrument No. 1997-22973 is one and the same as G.B.S. Development, L.L.C., grantee in that certain Warranty Deed recorded in Instrument No. 1999-24400. G.B.S. Development Company, L.L.C. merged into BW Leasing Company, L.L.C. on December 31, 2007, as evidenced by Plan of Merger recorded in Instrument No. 20080109000011530 in the Probate Office of Shelby County, Alabama.

BW Leasing Company, L.L.C. is one and the same as BW Leasing, grantee in that certain General Warranty Deed recorded in Instrument No. 20050823000433060 in the Probate Office of Shelby County, Alabama.

Subject, however, to the following:

1. The lien for taxes or assessments for 2011 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on Map Book 27, Page 13, Map Book 42, Page 45, Map Book 42, Page 89 and Map Book 42, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").
3. Right-of-way granted to Alabama Power Company recorded in Volume 248, Page 384; Volume 186, Page 183 and Volume 129, Page 560. The right to construct additional lines was disclaimed by Alabama Power Company recorded in Real 248, Page 779 as to easement recorded in Volume 129, Page 560, in said Probate Office.
4. Right-of-way granted to Shelby County recorded in Volume 216, Page 13, in said Probate Office.
5. Driveway easement recorded in Instrument No. 1993-9041, in said Probate Office.
6. Non-exclusive easement for utilities set forth in deed to MAT, LLC in Instrument No. 2001-9786 (all of Lot 4 and part of Lot 5), in said Probate Office.
7. Covenant for maintenance and upkeep of detention pond as recorded in Instrument No. 2000-18968, in said Probate Office.
8. Easement agreement by and between Powell Builders and G.B.S. Development Company, L.L.C. regarding sanitary sewer system, drainage easement and storm detention system as recorded in Instrument No. 2002-6238, in said Probate Office.
9. Non-exclusive easement for the installation, use and maintenance of utilities, sewer and drainage granted David L. Szabo, et al., recorded in Instrument No. 1997-23857, in said Probate Office.
10. Easements, covenants, conditions and right-of-way contained in agreement between G.B.S. Development Company, L.L.C. and The Water Works and Sewer Board of the City of Birmingham recorded in Instrument No. 1997-39969, in said Probate Office.
11. Declaration of easements, including cross usage, access and maintenance as recorded in Instrument No. 1998-2345, in said Probate Office.
12. Matters that would be disclosed by a current survey and inspection of the property.
13. 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.
14. Covenants, conditions, easements and CAM charges contained in Declaration of Easement and Cost-Sharing Agreement between BW Leasing Company, L.L.C. and Building Starz, LLC dated August 2, 2011 and recorded in Instrument No. 20110825000251850.
15. Declaration of Easements and Quit Claim by and between BW Leasing Company, L.L.C. and Building Starz, LLC dated August 2, 2011 and recorded in Instrument No. 20110825000251840.




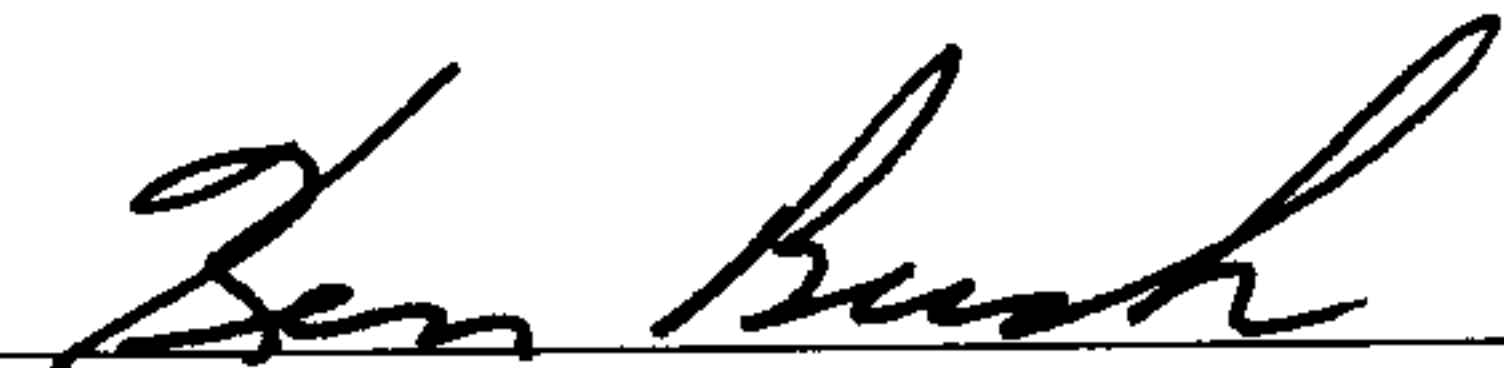
**TO HAVE AND TO HOLD** unto the said Grantee, Grantee's successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be properly executed as of the date set forth below to be effective as of the 15<sup>th</sup> day of September, 2011.

**GRANTOR:**

**BW LEASING COMPANY, L.L.C.,**  
an Alabama limited liability company

  
20110926000285250 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/26/2011 03:42:36 PM FILED/CERT

By:   
Ken Bush  
Its Manager

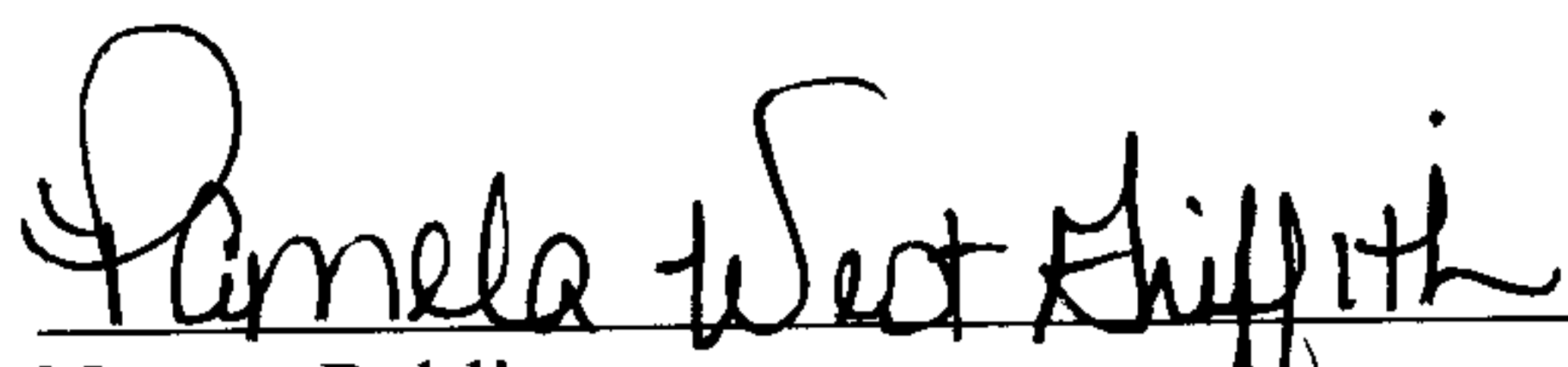
**STATE OF ALABAMA** )

**COUNTY OF Jefferson** )

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Bush, whose name as Manager of BW Leasing Company, L.L.C., an Alabama limited liability company, 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 such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 15<sup>th</sup> day of September, 2011.

[NOTARY SEAL]

  
Notary Public  
Print name: Pamela West Griffith  
My commission expires: 8-3-2015