

20111123000355980 1/3 \$950.50  
Shelby Cnty Judge of Probate, AL  
11/23/2011 01:19:39 PM FILED/CERT

Shelby County, AL 11/23/2011  
State of Alabama  
Deed Tax:\$932.50

## SPECIAL WARRANTY DEED

This document prepared by:

Law Office of Annette T. Ruff  
712 29<sup>th</sup> Street south  
Suite B-3  
Birmingham Alabama 35233  
(205) 458-0096

Return to:

Chicago Title Company  
Two Gateway Center 19th Floor  
603 Stanwix Street  
Pittsburgh PA 15222  
412.904.6833 direct dial

\$ 932,294.00

Tax Property No. 33-2-09-0-000-019.002

## SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 31 day of October, 2011 by and between Shelby DG, LLC, a Delaware limited liability company ("Grantor"), and ARC DGSLBAL001, LLC, a Delaware limited liability company, whose address is 405 Park Avenue, 15<sup>th</sup> Floor New York NY 10022 ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, a parcel of land lying, being and situated in the County of Shelby, State of Alabama, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

This conveyance is made and accepted subject to all validly existing and enforceable restrictions, encumbrances, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations of record affecting the Property; to the rights of

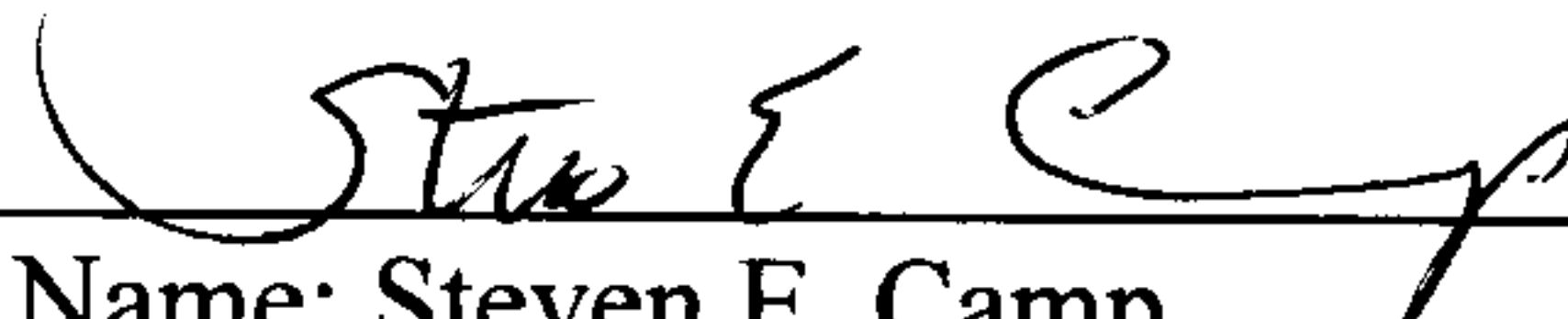
Dolgencorp, LLC ("Tenant"), under that certain unrecorded Lease between Tenant and Grantor as Landlord, as amended and to all matters shown by a current, on-the-ground survey of the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, subject to the Permitted Exceptions, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

Shelby DG, LLC, a Delaware limited liability company

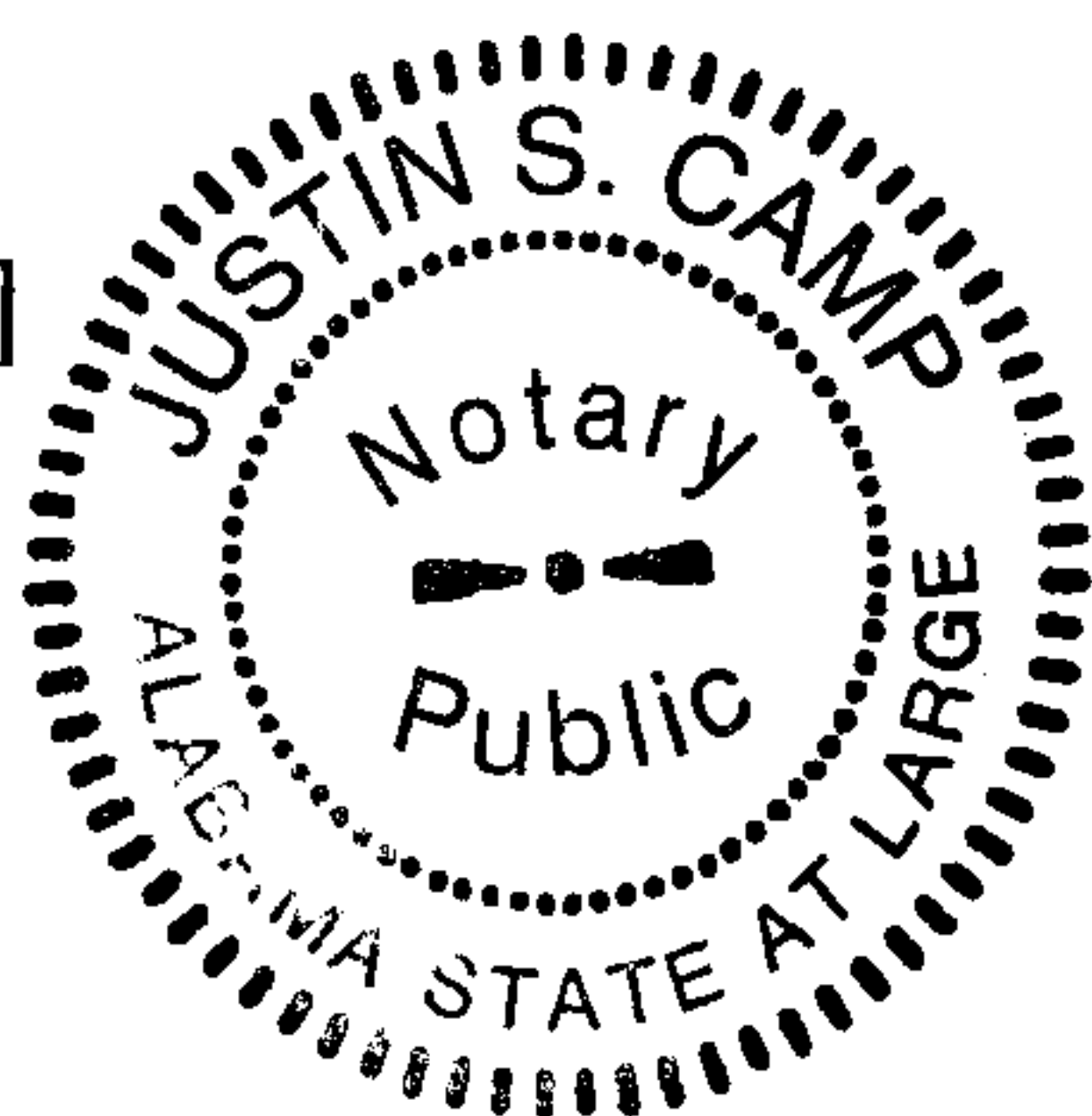
By:   
Name: Steven E. Camp  
Its: Authorized Agent

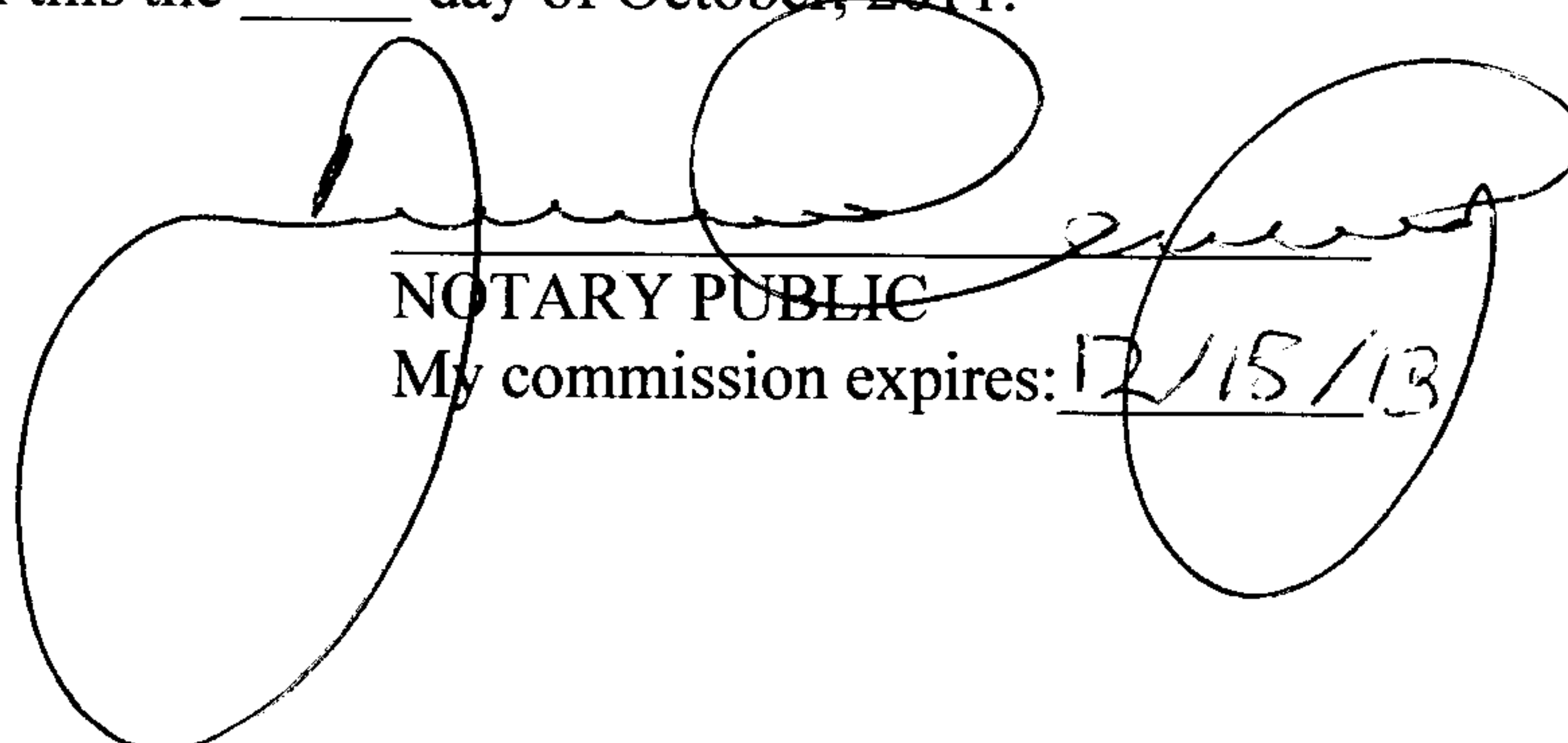
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Steven E. Camp, whose name as Authorized Agent of Shelby DG, LLC, a Delaware 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 said instrument, he as such authorized agent 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 the \_\_\_\_ day of October, 2011.

[NOTARY SEAL]



  
NOTARY PUBLIC  
My commission expires: 12/15/13


  
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EXHIBIT A

Lot 2C, according to the Final Plat Resurvey No. 2 Waxahatchee Corner, as recorded in Map Book 42, page 18, in the Probate Office of Shelby County, Alabama.