

**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

Gregory K. Mixon
RichardsonClement PC
200 Cahaba Park Circle, Suite 125
Birmingham, Alabama 35242
(205) 572-4111

SEND TAX NOTICE TO:

c/o Hollywood Arms, LLC
120 18th Street South
Suite 101
Birmingham, Alabama 35233

STATE OF ALABAMA)

COUNTY OF SHELBY)

value
1,536,500⁰⁰

GENERAL WARRANTY DEED

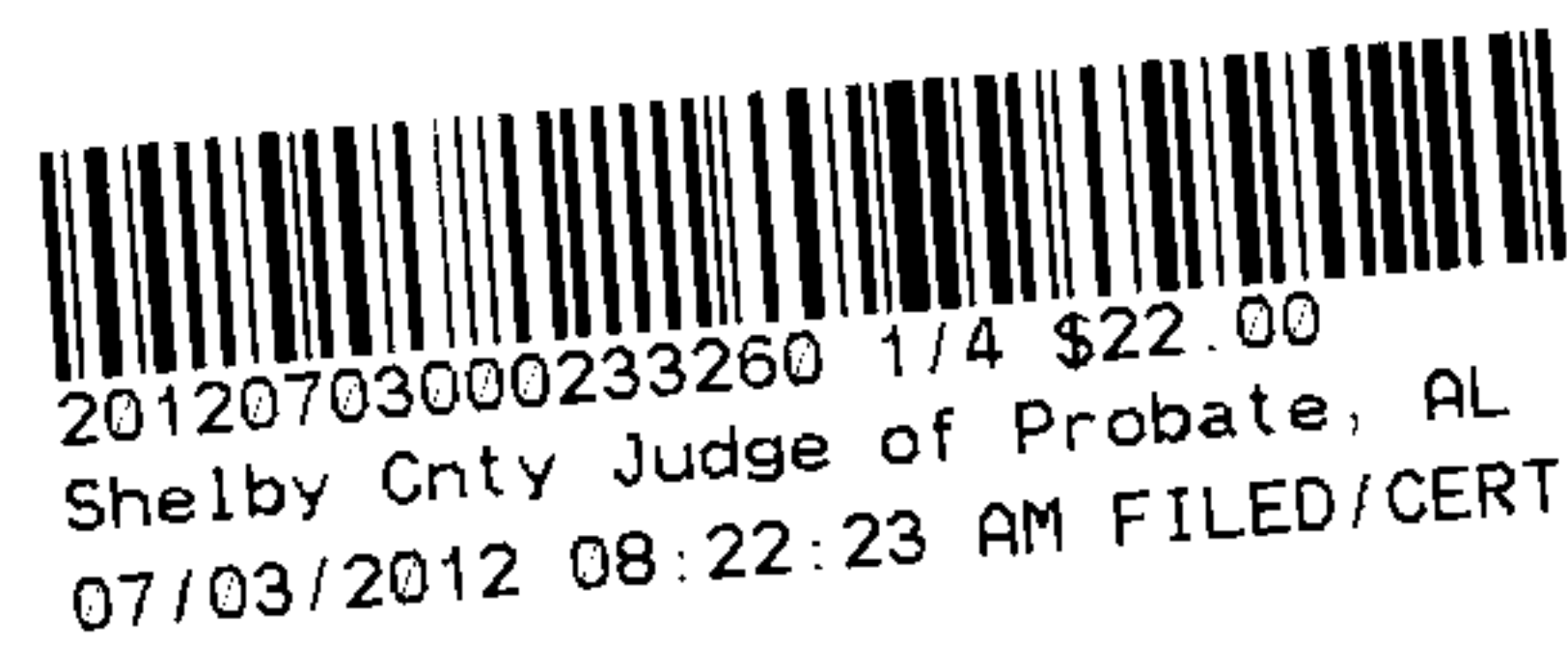
KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to **HOLLYWOOD ARMS, L.L.C.**, a Delaware limited liability company (hereinafter referred to as "Grantor"), in hand paid by **119 MOB, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as tenant in common, a fifty percent (50%) undivided interest in that certain tract or parcel of land situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

TO HAVE AND TO HOLD the said Property unto Grantee, as tenant in common, its successors and assigns forever subject only to those matters described on Exhibit B attached hereto and made a part hereof.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, as tenant in common, its successors and assigns, that it is lawfully seized in fee simple of said Property, that the Property is free from all encumbrances except as herein stated, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

mortgage filed simultaneously herewith.



IN WITNESS WHEREOF, said Grantor, has caused this deed to be executed and delivered as of the 2nd day of July, 2012.

GRANTOR:

HOLLYWOOD ARMS, L.L.C.

By: R. M. Mazer
Randolph M. Mazer, its Authorized
Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, JUDITH A. RYAN, a Notary Public in and for said County in said State, hereby certify that Randolph M. Mazer, whose name as Authorized Representative of **HOLLYWOOD ARMS, L.L.C.**, a Delaware limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he, as such Authorized Representative 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 28th day of June, 2012.

Judith A. Ryan
Notary Public

My Commission Expires:

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
MY COMMISSION EXPIRES: Aug 30, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[NOTARY SEAL]



20120703000233260 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/03/2012 08:22:23 AM FILED/CERT

EXHIBIT A

Legal Description

Lot 1-B, according to the Final Plat of Resurvey of Lot 1-A, Golden Corral's Addition to Pelham, as recorded in Map Book 36, Page 143 in the Probate Office of Shelby County, Alabama.

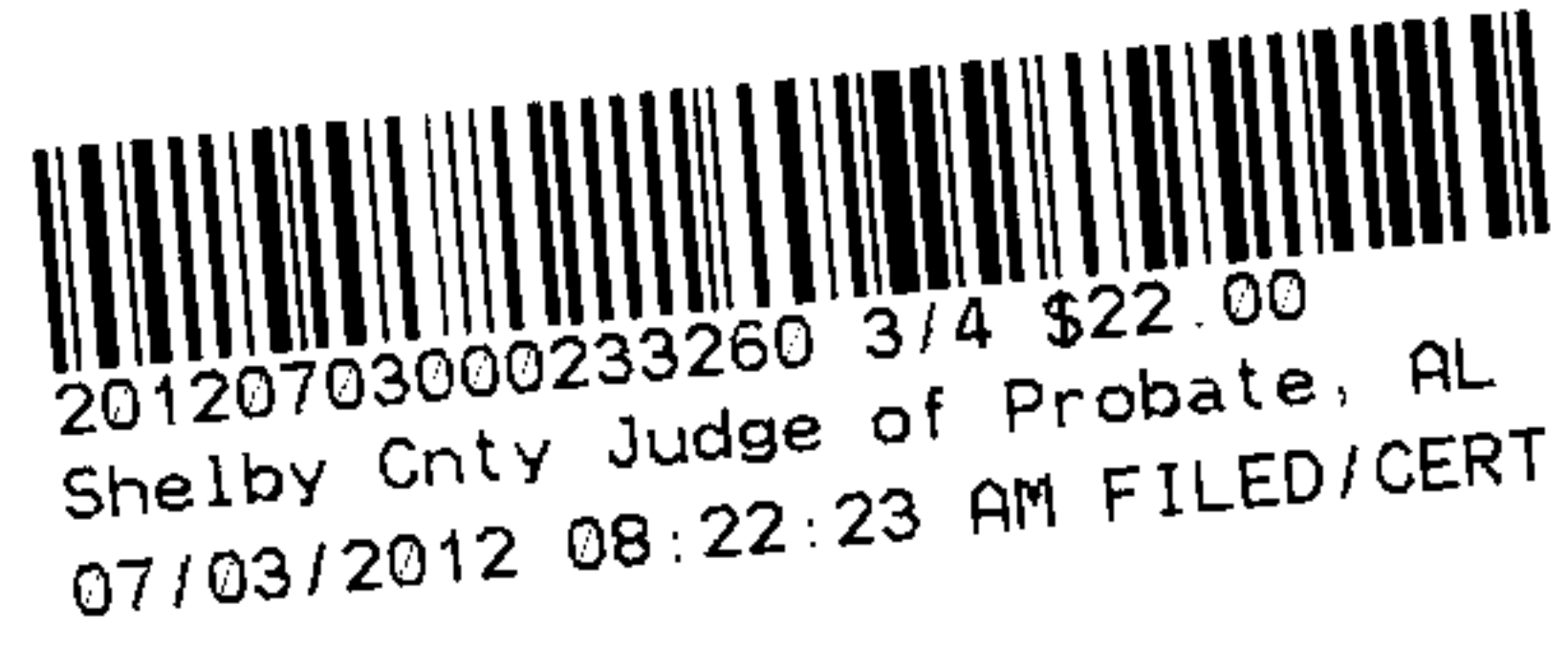


EXHIBIT B

Permitted Title Exceptions

1. Ad valorem taxes and assessments for 2012 and subsequent years.
2. Restrictions and covenants appearing of record in Real 268, Page 140; Real 290, Page 386; Real 325, Page 929; Instrument # 1992-15856; and Instrument # 1993-25691.
3. Transmission Line Permit(s) to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 520; Deed Book 145, Page 378; Real 5, Page 159.
4. Easement located along Northeast property lot line as shown on recorded Map Book 36, Page 143 and as shown on Survey by Joseph F. Breighner dated May 31, 2012.
5. Any mining or mineral rights leased, granted or retained by current or prior owners.

