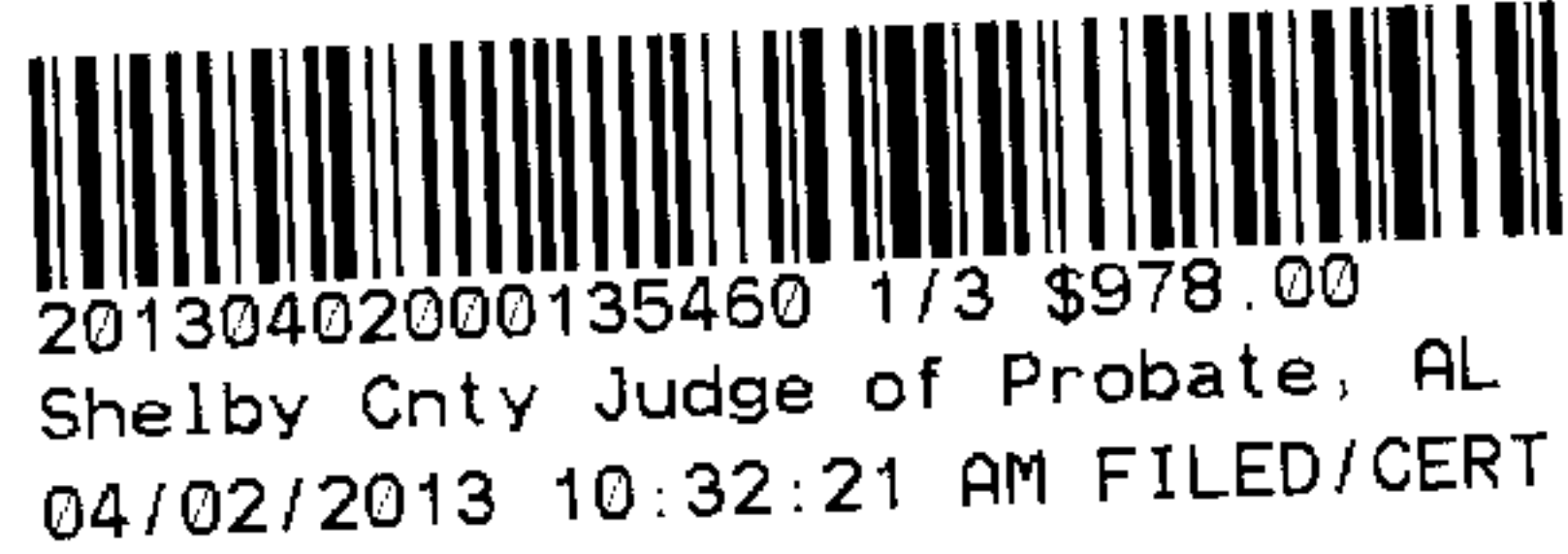


**This instrument was prepared by:**  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Valencia Ventures, L.L.C.  
2 Riverchase Ridge  
Hoover, AL 35244

**CORPORATION FORM WARRANTY DEED**



STATE OF ALABAMA

COUNTY OF JEFFERSON

That in consideration of Nine Hundred Sixty Thousand and 00/100 (\$960,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Graypark, L.L.C.**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Valencia Ventures, L.L.C.**, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 2A, according to the Re-survey of the Survey of Southwood Office Park, being a Resurvey Southwood Park Estates, 1st Addition to Hoover, as recorded in Map Book 25, Page 28, in the Probate Office of Shelby County, Alabama.

(1) Easements and building line as shown on recorded map; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 464; Deed Book 127, Page 140 and Deed Book 64, Page 501; (3) Subject to land use Agreement between Blue Cross-Blue Shield and The Harbert-Equitable Joint Venture recorded in Misc. Book 19, Page 690, amended in Misc. Book 43, Page 82, Real Volume 16, Page 64 and Real Volume 381, Page 465; (4) Declaration of Protective Covenants, agreement, easements and charges and liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1, in Misc. Book 15, Page 189 and further amended by Amendment No. 2, recorded in Misc. Book 19, Page 633 and Real Volume 208, Page 174; (5) Restrictions, conditions and other rights as set forth in deed recorded in Deed Book 331, Page 757 and amended in Book 236, Page 56. As to subparagraph 6 of Deed recorded in Deed Book 331, Page 757 relating to a change of use is amended as follows: subject property shall no longer be restricted to use as multi-family development and other related uses, but shall be restricted to use as an office development subject to terms and conditions of the change of use agreement recorded in Book 236, Page 56; (6) Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 252, Page 182; Deed Book 252, Page 184; Deed Book 347, Page 472 and Deed Book 345, Page 673; (7) Temporary Slope Easement to Wren Development recorded in Deed Book 330, Page 453; (8) Easement along the Southeast corner referred to in Instrument No. 1999-7787; (9) Taxes or assessments for 2013 and subsequent years and not yet due and payable.

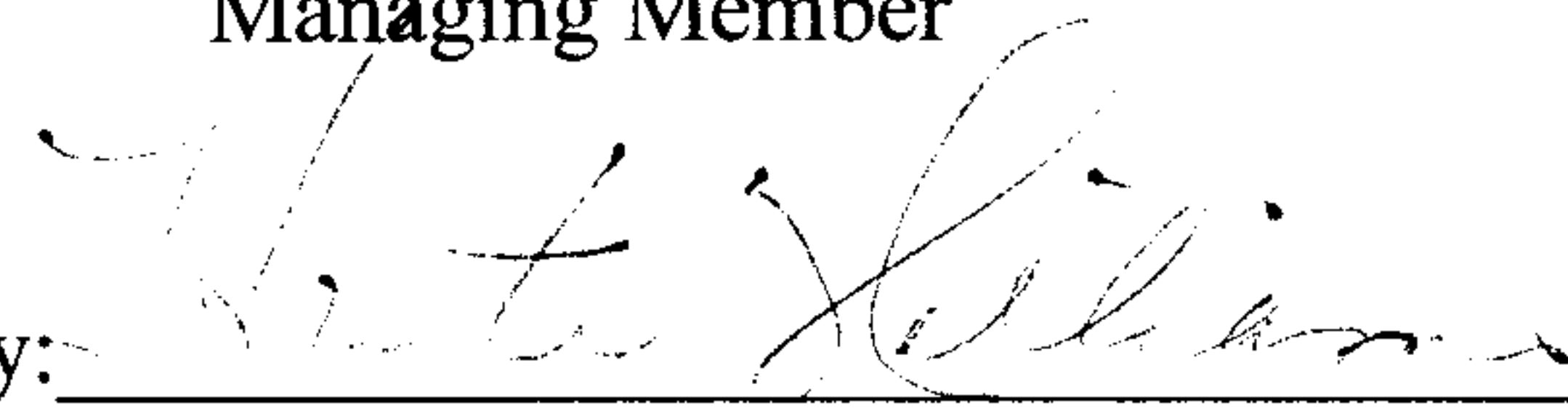
TO HAVE AND TO HOLD unto the said grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will 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.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal this 27<sup>th</sup> day of March, 2013.

Graypark, L.L.C.

By: BRIGHAM-WILLIAMS, INC.  
Managing Member

By:   
\_\_\_\_\_  
Hunter Williams  
Its: President

Shelby County, AL 04/02/2013  
State of Alabama  
Deed Tax: \$960.00

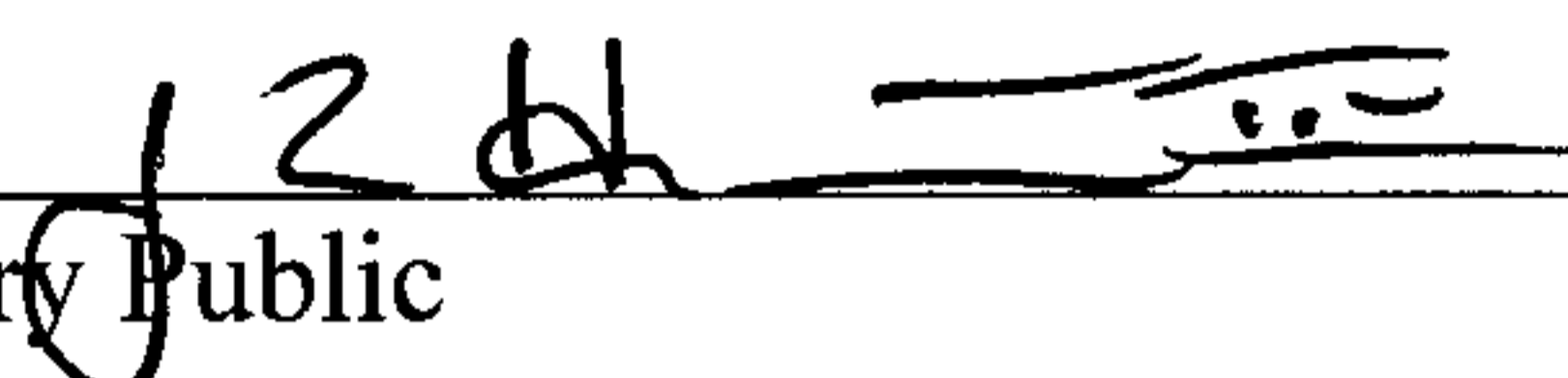
STATE OF ALABAMA )


JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hunter Williams, whose name as President of Brigham-Williams, Inc., a corporation, Managing Member of Graypark, L.L.C., an Alabama 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 conveyance, he, as such officer 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 27<sup>th</sup> day of March, 2013.

My Commission Expires:  
**My Commission Expires**  
**August 4, 2013**

  
\_\_\_\_\_  
Notary Public

  
20130402000135460 2/3 \$978.00  
Shelby Cnty Judge of Probate, AL  
04/02/2013 10:32:21 AM FILED/CERT

