

THIS INSTRUMENT PREPARED BY:
 J. Murphy McMillan, Esq.
 Baker, Donelson, Bearman, Caldwell & Berkowitz
 420 North 20th Street, Suite 1400
 Birmingham, Alabama 35203-5202

Send Tax Notice To:
 Spirit Master Funding IV, LLC
 16767 North Perimeter Dr
 Suite 210
 Scottsdale, AZ 85260

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 29th day of March, 2013, by **CAC-PELHAM, L.L.C.**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **SPIRIT MASTER FUNDING IV, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Shelby County, AL 04/05/2013
 State of Alabama
 Deed Tax: \$1700.00


 20130405000141980 1/5 \$1724.00
 Shelby Cnty Judge of Probate, AL
 04/05/2013 02:50:15 PM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

CAC-Pelham, L.L.C.
2000 Morris Avenue
Suite 1300
Birmingham, AL 35203

Grantee's Name and Mailing Address:

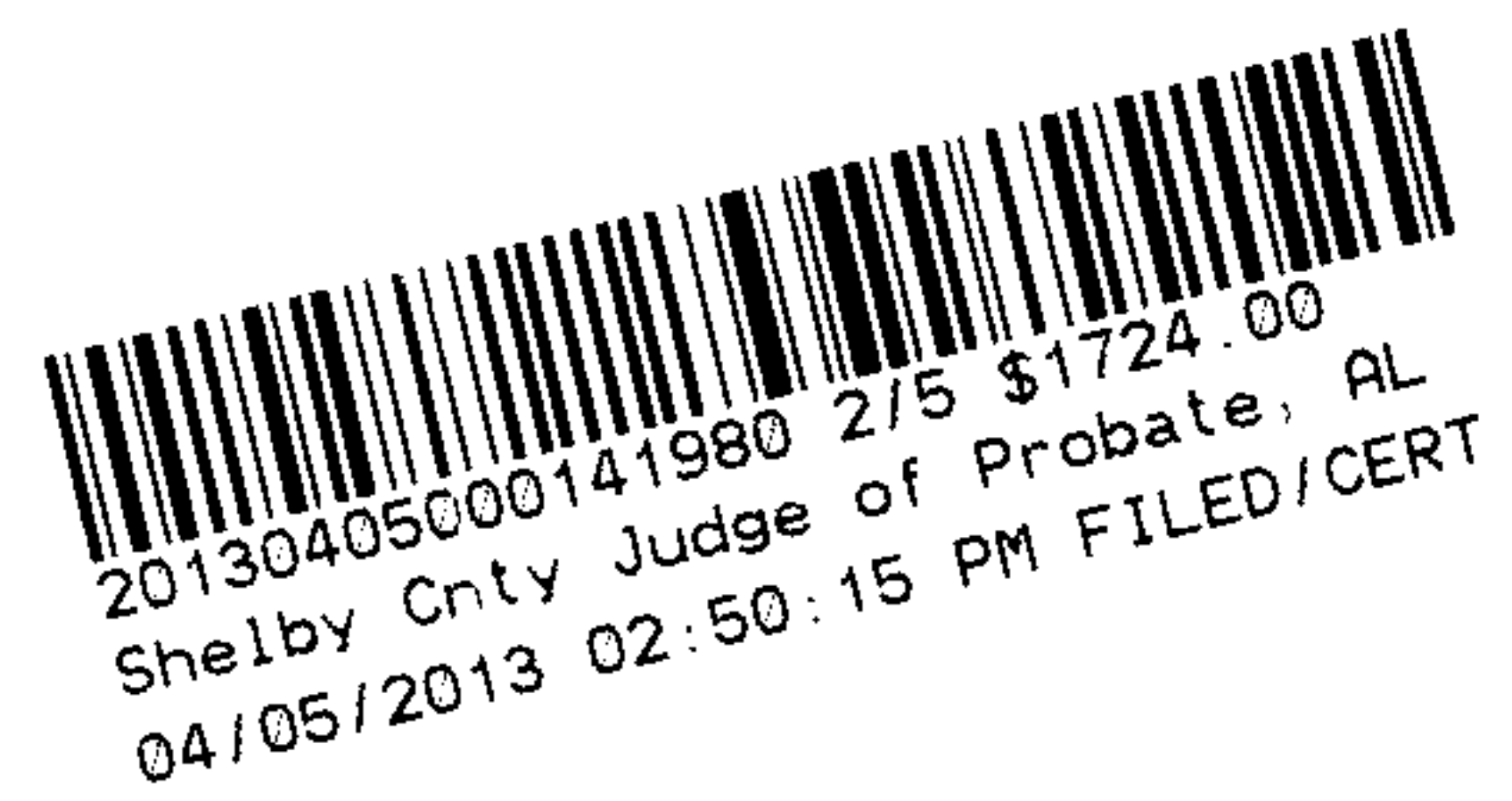
Spirit Master Funding IV, LLC
16767 North Perimeter Dr
Suite 210
Scottsdale, AZ 85260

Property Address: 2020 Pelham Parkway, Pelham, AL 35124

Purchase Price: \$ 1,700,000.⁰⁰

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]



IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

CAC-PELHAM, L.L.C., an Alabama limited liability company

By: Milo's RE Holdings, LLC,
a Delaware limited liability company
Its: Sole Member

By: PC1, LLC,
an Alabama limited liability company
Its: Manager

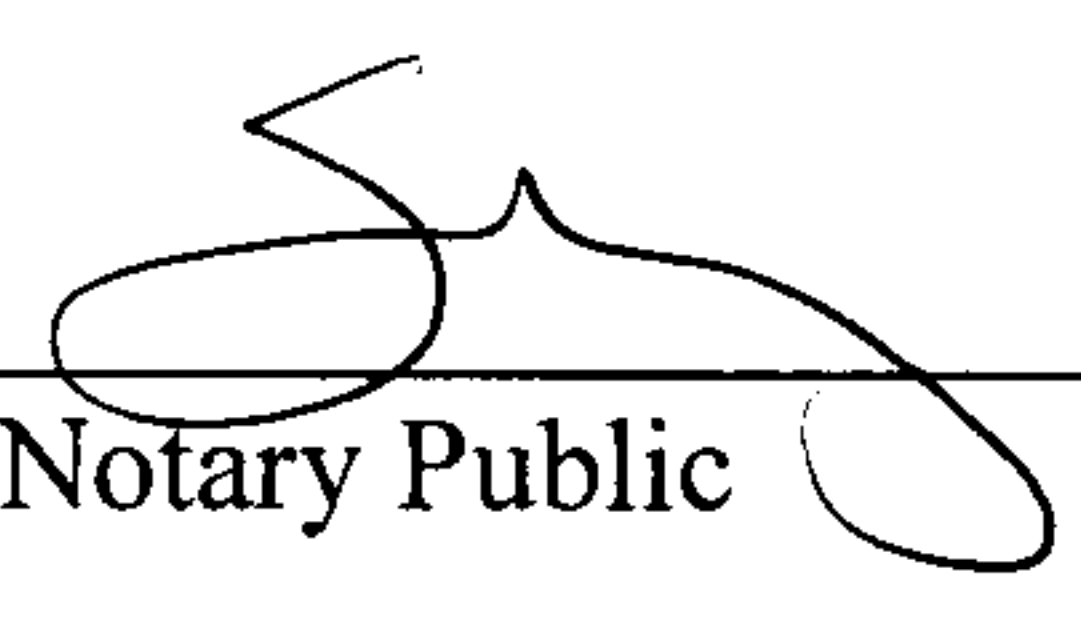
By: 
Rhett Bennett
Its: Authorized Person

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rhett Bennett whose name as Authorized Person of PC1, LLC, an Alabama limited liability company, as Manager of Milo's RE Holdings, LLC, a Delaware limited liability company, as Sole Member of **CAC-PELHAM, L.L.C.**, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such Authorized Person and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 27th day of March, 2013.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 6/23/15

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Section 36; thence run South along the East line of said Section 36, a distance of 266.80 feet; thence turn 117 degrees 40 minutes 00 seconds right and run northwesterly 165.21 feet to a point on the westerly right of way line of U.S. Highway 31; thence turn 110 degrees 54 minutes 05 seconds left to the tangent of a curve to the left, said curve having a radius of 1752.68 feet and run along the arc of said curve and said road right of way, 86.93 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from the tangent to said curve at said point and run easterly along said road right of way 15.00 feet; thence turn 90 degrees 00 minutes 00 seconds right to the tangent of a curve to the left, said curve having a radius of 1737.68 feet and run along the arc of said curve and said road right of way, 189.15 feet to the point of beginning; thence continue along the last described course and along said road right of way, 113.00 feet to a point; thence turn 82 degrees 08 minutes 35 seconds right from the tangent to said curve at said point and run southwesterly 211.53 feet; thence turn 90 degrees 00 minutes 00 seconds right and run northwesterly, 177.28 feet; thence turn 105 degrees 57 minutes 15 seconds right and run 239.84 feet to the point of beginning.

Now Known As: Lot 2, according to Dinsmore Resurvey, as recorded in Map Book 26, Page 94, in the Probate Office of Shelby County, Alabama. Together with rights obtained that constitute an interest in real estate under that certain Declaration of Easements and Restrictions and Joint Maintenance Agreement by J. Wilson Dinsmore, dated May 21, 1998, recorded in Instrument # 1998-20066.

Together with rights obtained that constitute an interest in real estate, under those Declaration of Easements for Joint Access, Drainage Pipe, Sewer Pipe and Construction/Maintenance/Repair of Retaining Wall by J. Wilson Dinsmore, R-K-M Bama, Inc., and North Pelham, LLC, recorded in Instrument # 1997-27813 and Instrument # 1997-29355.


20130405000141980 4/5 \$1724.00
Shelby Cnty Judge of Probate: AL
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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013 and all subsequent years, which are not yet due and payable.
2. Any mining or mineral rights leased, granted or retained by current or prior owners.
3. 24-foot Access Easement; 15-foot Storm Easement; 20-foot Sanitary Sewer Agreement as shown on recorded map.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 251, Page 508; Book 251, Page 506; and Book 130, Page 307.
5. 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 Book 121, Page 437.
6. Declaration of easements and restrictions and Joint Maintenance Agreement recorded in Instrument # 1998-20066.
7. Restrictions as set out on Short Form of Ground Lease recorded in Instrument # 1998-20067.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Christopher S. Denham of Denham Land Surveys, LLC, under Supervision of The Matthews Company, Inc. on March 14, 2013, last revised ____, 2013, designated Job Number 13-03-09-07016: Overhead utility lines and poles crossing westerly portion of the land without an apparent easement thereto.

