

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

Send Tax Notice To:
Southlake Properties, LLC
c/o Southlake Orthopaedics Sports Medicine &
Spine Center, P.C.
4517 Southlake Parkway
Hoover, Alabama 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20131216000480020 1/5 \$276.00
Shelby Cnty Judge of Probate, AL
12/16/2013 09:19:40 AM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10th day of December, 2013, by **MLCFC 2006-4 SOUTHLAKE OFFICE, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **SOUTHLAKE PROPERTIES, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Two Million Two Hundred Thirty Thousand and 00/100 Dollars and (\$2,230,000.00) 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");

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.

The consideration recited hereinabove was paid by a mortgage loan closed simultaneously herewith.

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: Grantee's Name and Mailing Address:

MLCFC 2006-4 Southlake
Office, LLC

4517 Southlake Parkway
Hoover, Alabama 35244

c/o C-III Asset Management LLC
5221 North O'Connor Blvd., Suite 600
Irving, Texas 75039

Property Address: 4517 Southlake Parkway, Hoover, Alabama 35244

Purchase Price: \$2,230,000.00

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

[Signature appears on following page.]



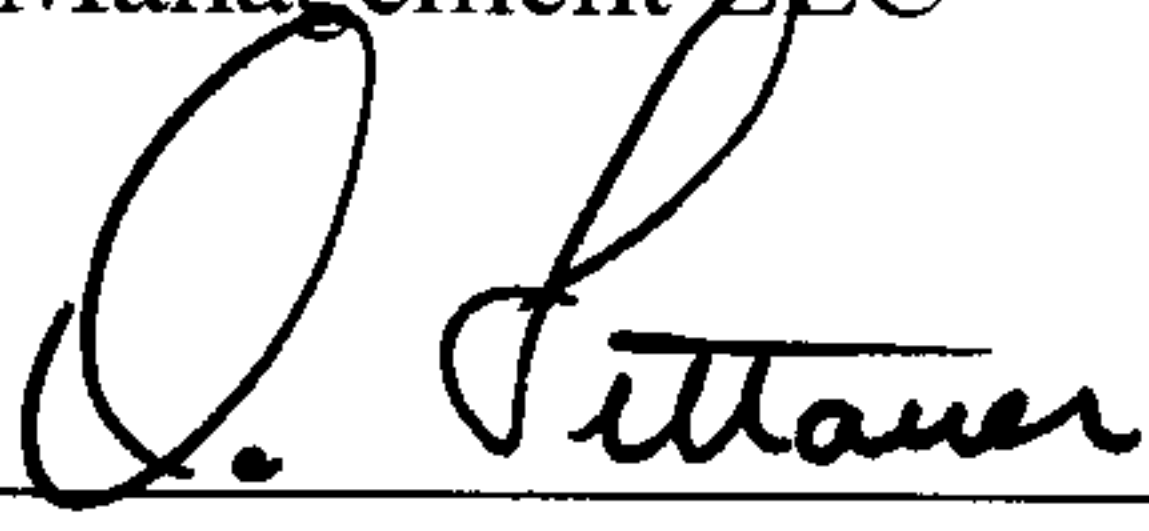
20131216000480020 2/5 \$276.00
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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

MLCFC 2006-4 SOUTHLAKE OFFICE, LLC, an
Alabama limited liability company

By: C-III Asset Management LLC
Its: Manager

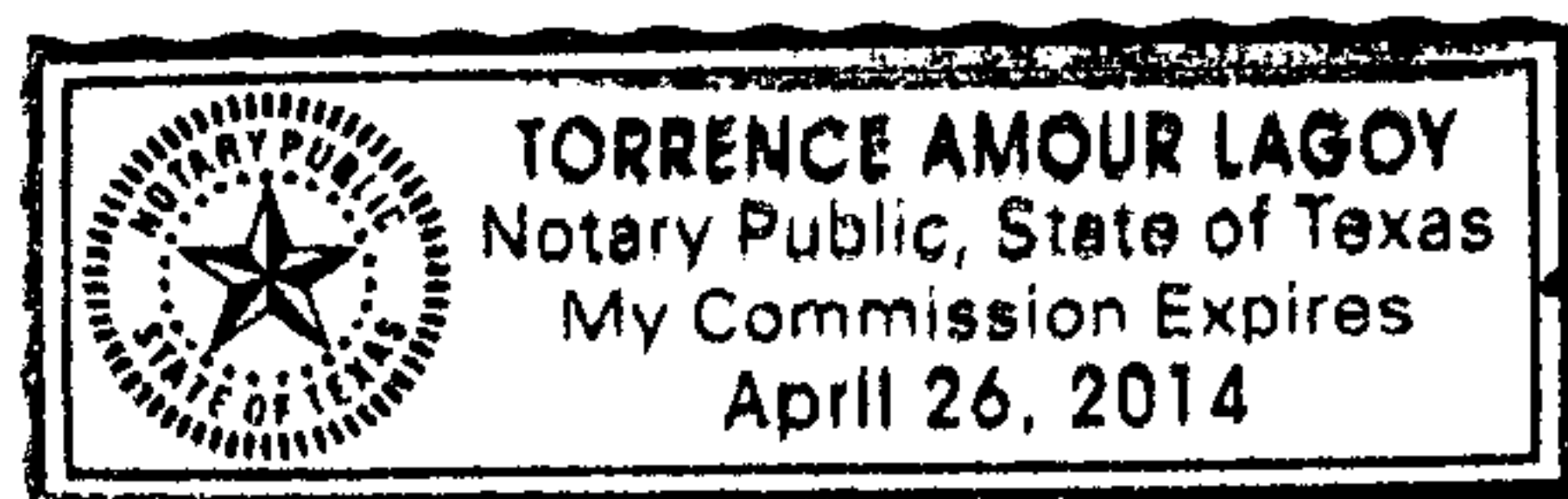
By: 
Dan Littauer
Servicing Officer

STATE OF TEXAS)

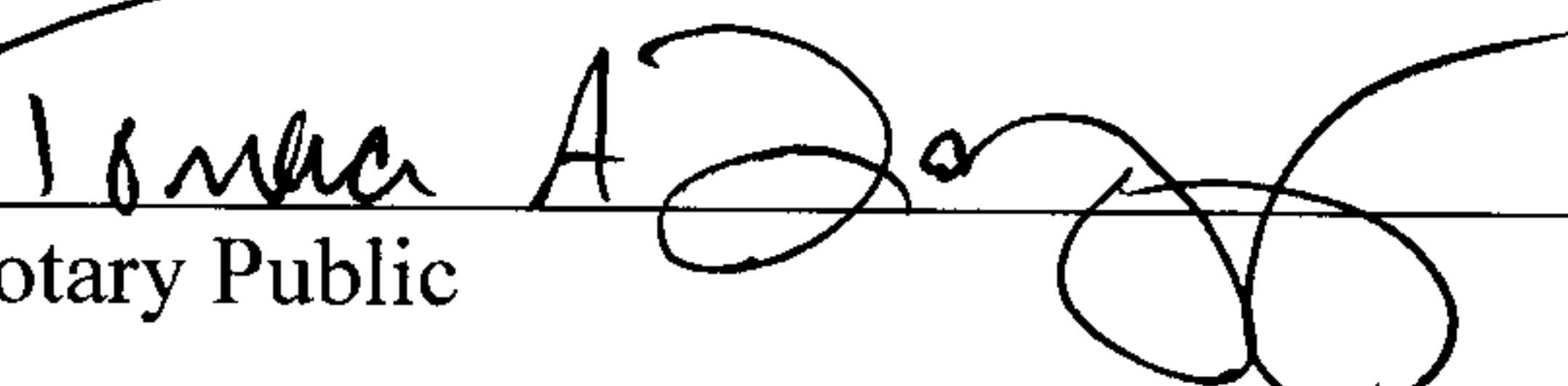
DALLAS COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dan Littauer whose name as Servicing Officer of C-III Asset Management LLC, as Manager of MLCFC 2006-4 SOUTHLAKE OFFICE, LLC, 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 Servicing Office of the Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 9th day of December, 2013.



[NOTARIAL SEAL]


Notary Public

My Commission Expires: 04-26-2014



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EXHIBIT A

LAND DESCRIPTION

Lot 2-A, according to the Resurvey of Lots 2, 4, and 5, Medplex, as recorded in Map Book 15, Page 20, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with beneficial rights granted in those certain easements and other instruments recorded in Real Book 153, Page 395; Real Book 155, Page 944; Real Book 154, Page 735; Real Book 170, Page 303; and Map Book 15, Page 20 in the Probate Office of Shelby County, Alabama.

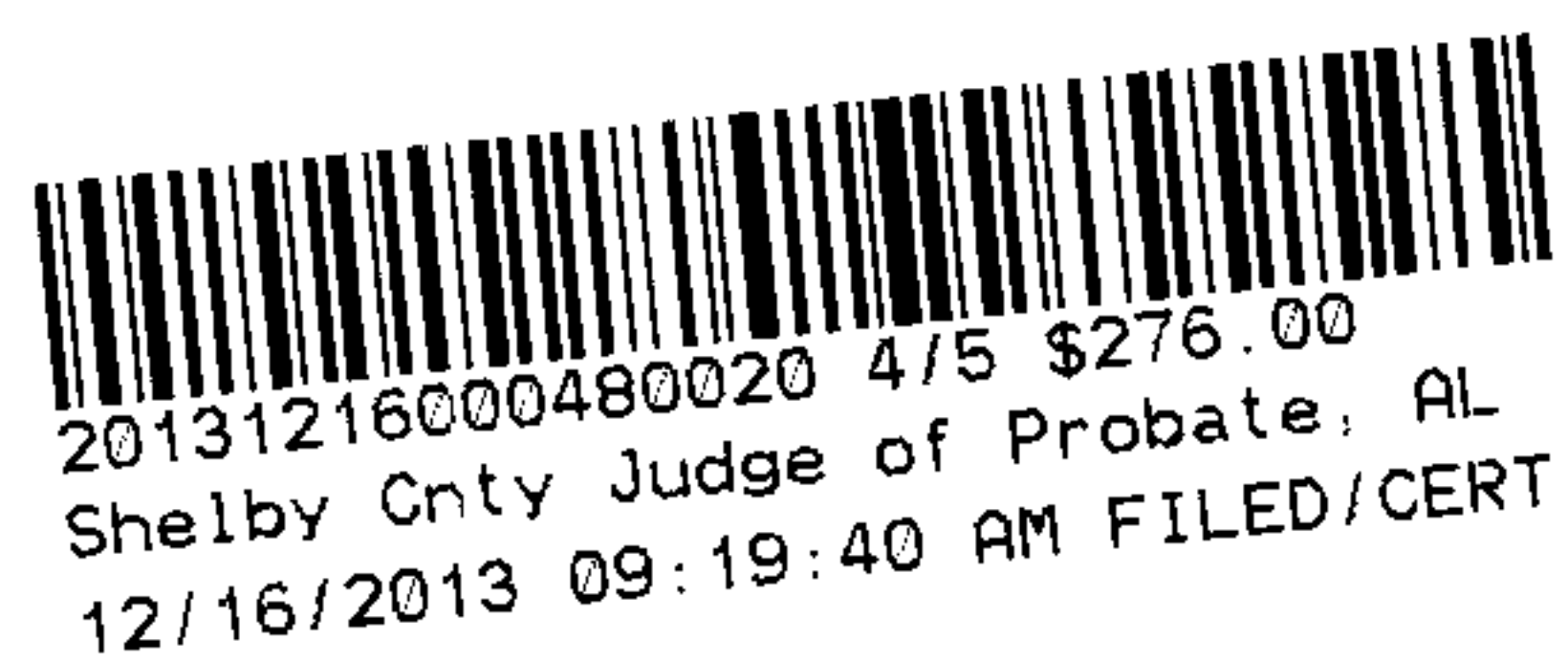


EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Taxes or assessments for 2014 and subsequent years and not yet due and payable.
3. Building setback line of 40 feet reserved from Southlake Parkway as shown by plat recorded in Map Book 15, Page 20.
4. Easements shown by recorded plat in Map Book 15, Page 20.
5. Restrictions, covenants and conditions as set out in instruments recorded in Real 153, Page 395; Real 155, Page 944; and Real 154, Page 735.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179, Page 358.
7. Easement to Alabama Power Company as set out in Real 208, Page 650.
8. Agreement with Alabama Power Company as to underground cables recorded in Real 142, Page 184.
9. 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 4, Page 542; Deed 127, Page 140; Deed 42, Page 246; and Deed 215, Page 153.
10. Access Easement Agreement recorded in Real 170, Page 303.
11. Grant of Land Easement to Alabama Power Company as set out in Real 369, Page 667.
12. Declaration of Covenants, Conditions and Restrictions dated October 22, 1997 as set out in Instrument #1997-35215.
13. Terms and conditions of that certain Declaration of Parking Easement recorded simultaneously herewith.
14. Encroachment by parking lots across Southerly lot line as shown on survey by Jeff D. Arrington, dated November 18, 2013.

