


Prepared by:
Scott Frederick
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send tax notice to:

Southlake Medical Office Partners, LLC
Attn: Michael Gibson
7500 Hugh Daniel Drive, Suite 300
Birmingham, Alabama 35242


20151123000404670 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
11/23/2015 02:49:26 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

MLCFC 2006-4 SOUTHLAKE OFFICE, LLC, an Alabama limited liability company ("**Grantor**"), for and in consideration of the sum of Two Million Two Hundred Thirty-Five Thousand and No/100 Dollars (\$2,235,000.00) cash and other good and valuable consideration to it paid by SOUTHLAKE MEDICAL OFFICE PARTNERS, LLC, an Alabama limited liability company ("**Grantee**"), whose mailing address is 7500 Hugh Daniel Drive, Suite 300, Hoover, Alabama 35242, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("**Land**") described on **Exhibit A** attached hereto and incorporated herein, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "**Property**").

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

This conveyance is given and accepted subject to the permitted exceptions set forth on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Encumbrances**").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2016 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

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:

MLCFC 2006-4 Southlake Office, LLC
c/o C-III Asset Management LLC
5221 North O'Connor Blvd., Suite 600
Irving, Texas 75039

Grantee's Name and Mailing Address:

Southlake Medical Office Partners, LLC
7500 Hugh Daniel Drive, Suite 300
Birmingham, Alabama 35242

Property Address: 4515 Southlake Parkway, Hoover, Alabama 35224

Purchase Price: \$2,235,000.00

Date of Sale: The date appearing above Grantor's signature.

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

[Signature Page Follows]



20151123000404670 2/5 \$27.00
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WITNESS THE EXECUTION HEREOF effective as of the 23rd day of November, 2015.

GRANTOR:

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


By: C-III Asset Management LLC
Its: Manager

By: *D Littauer*

Dan Littauer
Servicing Officer

STATE OF TEXAS)

COUNTY OF DALLAS)


20151123000404670 3/5 \$27.00
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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 MLCFC 2006-4 Southlake Office, LLC.

Given under my hand and seal this the 11 day of November, 2015.

Torrence Amour Lagoy
Notary Public

My Commission Expires: 4-26-2018

[NOTARIAL SEAL]

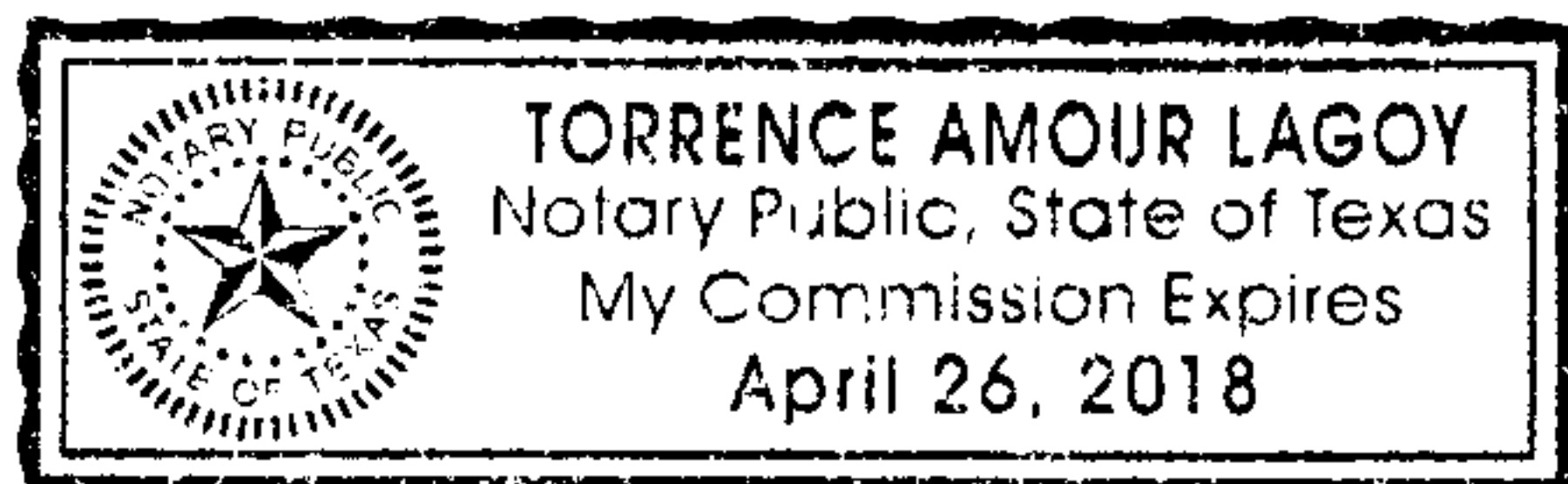


EXHIBIT A

LAND DESCRIPTION

Lot 1-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.

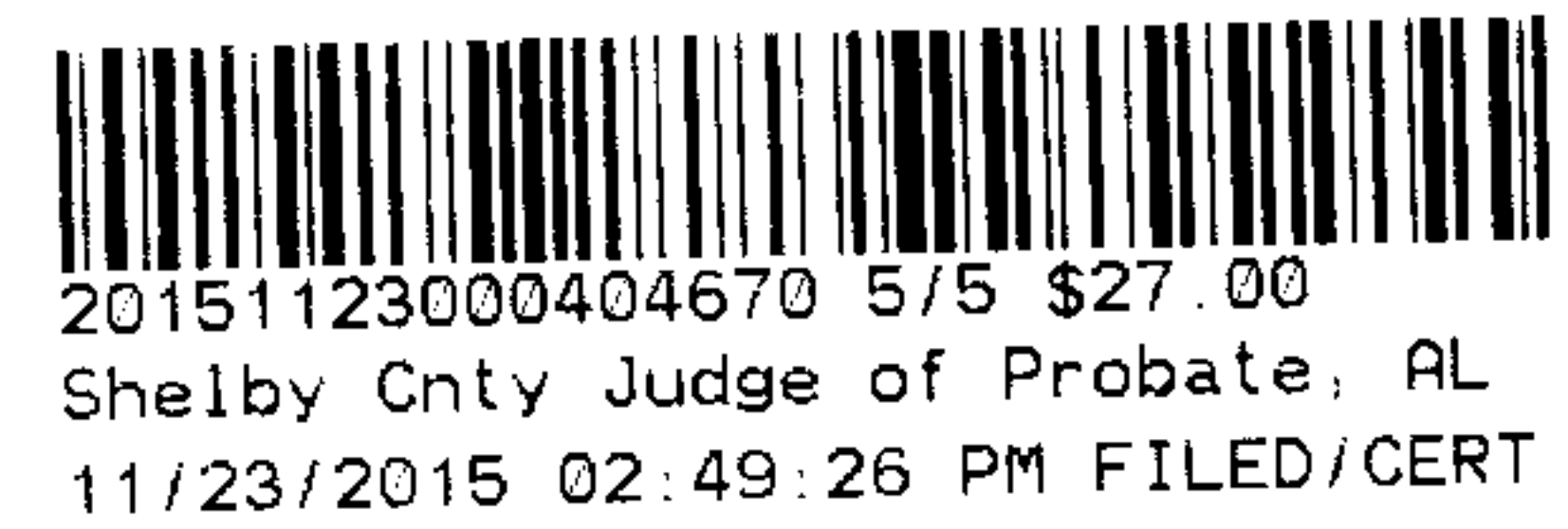
Together with beneficial rights granted in those certain easements and other instruments recorded in Real Book 153, Page 395; Real Book 155, Page 944; Real Book 154, Page 735; Real Book 170, Page 303; and Map Book 15, Page 20 in the Probate Office of Shelby County, Alabama.



20151123000404670 4/5 \$27.00
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EXHIBIT B

PERMITTED ENCUMBRANCES



1. Building setback line of 40 feet reserved from Valleydale Road as shown on plat recorded in Map Book 15, Page 20 in the Probate Office of Shelby County, Alabama.
2. Easements as shown by recorded plat in Map Book 15, Page 20 in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants, and conditions as set out in instruments recorded in Real 153, Page 395; Real 155, Page 944; and Real 154, Page 735 in the Probate Office of Shelby County, Alabama.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179, Page 358 in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company as shown by instrument recorded in Real 208, Page 650 in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 142, Page 184 in the Probate Office of Shelby County, Alabama.
7. 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 542; Deed Book 127, Page 140; Deed Book 42, Page 246; and Deed Book 215, Page 153 in the Probate Office of Shelby County, Alabama.
8. Easement Agreement from Medplex, Inc. to Medplex Land Associates as set out by instrument recorded in Instrument # 1997-13590 in the Probate Office of Shelby County, Alabama for parking stalls and encroachment of dumpster and paving.
9. Terms and conditions and burden of access easement agreement as set out in Real 170, Page 303 in the Probate Office of Shelby County, Alabama.
10. Grant of Land Easement to Alabama Power Company as set out in Real 369, Page 667 in the Probate Office of Shelby County, Alabama.
11. Declaration of Covenants, Conditions and Restrictions dated October 22, 1997 as set out in Instrument # 1997-35215 in the Probate Office of Shelby County, Alabama.
12. Easement Agreement from Medplex, Inc. to Medplex Land Associates as shown by instrument recorded in Instrument # 1997-40253 in the Probate Office of Shelby County, Alabama.
13. Declaration of Parking Easement recorded in Instrument # 20131216000480010 in the Probate Office of Shelby County, Alabama.
14. Liens for current real estate taxes and assessments which are yet due and payable.
15. Matters that would be shown by a current, accurate survey of the Property.
16. Rights of tenants, as tenants only.
17. Laws, regulations, resolutions or ordinances, including, without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Real Property currently or hereinafter imposed by any governmental authority.