

THIS INSTRUMENT PREPARED BY:

Irwin A. Gross, Esq.
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Chicago, Illinois 60606
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SEND TAX NOTICE TO:

5/5, 330

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned grantor, RYAN INSURANCE GROUP, INC., a corporation organized and existing under the laws of the State of Delaware (herein referred to as "Grantor") does hereby grant, bargain, sell and convey unto Ki Chon Choi and Seung Woo Choi, (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, described in Exhibit "A", which is attached hereto and made a part hereof (the "Property"). This conveyance is made subject to taxes for the year 1993, a lien, but not yet payable, and all easements and restrictions set forth in Exhibit "B" hereto.

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

And the Grantor does covenant with the Grantee that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor shall warrant and defend the same to Grantee, forever against the lawful claims of all persons.

Lawson Davis
230 Peachtree St.
Atlanta, GA 30303

08/10/1993-23553
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD4 MCD 531.50

Inst # 1993-23553

IN WITNESS WHEREOF, the said Grantor, by its authorized officer, has hereunto set its signature and seal, as of the 30th day of July, 1993.

WITNESS:

[Signature]
[Signature]

GRANTOR:

RYAN INSURANCE GROUP, INC.

By: [Signature]
Its: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby Certify that Kyle L. Campbell, whose name as Sr. Vice President of Ryan Insurance Group, Inc., a corporation, 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, executed the same voluntarily for and as an act of the Corporation.

Given under my hand and seal this the 30th day of July, 1993.

[Signature]
Notary Public

My Commission Expires: 11/24/96

" OFFICIAL SEAL "
ELIZABETH M. STOKES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/24/96

Exhibit A

Lot 3 of Key Pointe Shopping Center also a part of Lot 4, of Key Pointe Shopping Center as recorded in Map Book 13, page 61, in the Probate Office of Shelby County, Alabama. A part of Lot 4 more particularly described as follows: Begin at the Northwest corner of Lot 4 of Key Pointe Shopping Center for a point of beginning, thence run South $50^{\circ}49'25''$ East along the Northeast line of said Lot 4 for a distance of 114.27 feet to the Southerly corner of Lot 3 for Key Pointe Shopping Center; thence run South $39^{\circ}11'35''$ West for a distance of 38.21 feet; thence run North $51^{\circ}07'16''$ West for a distance of 83.06 feet to the West line of said Lot 4; thence run North $00^{\circ}17'00''$ East along the West line of said Lot 4 for a distance of 49.69 feet to the point of beginning.

This is the same property as hereinafter described:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West; thence run north along the west line of said quarter-quarter section North $00^{\circ}17'00''$ East a distance of 289.28 feet to the point of beginning; thence continue along last described course a distance of 327.48 feet to the southerly right of way of Highway 280; thence run South $61^{\circ}47'04''$ East along said right of way a distance of 67.24 feet; thence run North $28^{\circ}12'56''$ East, a distance of 10.00 feet to a point of a curve to the right having a radius of 2230.00 feet and a central angle of $05^{\circ}49'54''$ East, thence run south $58^{\circ}52'09''$ East along the chord of said curve a chord distance of 226.89 feet; thence leaving said right of way run south $39^{\circ}11'35''$ West a distance of 308.81 feet; thence run North $51^{\circ}07'16''$ West a distance of 83.06 feet to the point of beginning.

Exhibit "B"

1. Taxes and assessments for the year 1993, and subsequent years, which are not yet due and payable.
2. 35 foot set back line on Northeast, as shown by recorded Map.
3. 10 foot Drainage Easement across Northwest corner and across South corner as shown by recorded Map.
4. Restrictions appearing of record in Real Volume 232, page 309; Real Volume 286, page 265 and Real 234, page 144, in the Probate Office of Shelby County, Alabama.
5. Easement Agreement, recorded in Real Volume 286, page 267, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 182, page 328 and Volume 103, page 39, in the Probate Office of Shelby County, Alabama.

Shelby.

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