

SEND TAX NOTICE TO:

Name: BDB Properties Southlake, LLC
Address: ~~104 Brynleigh Drive~~, 2310 Coaling Rd
Chelsea, Alabama, ~~35043~~ 35150
Sylacauga

This instrument should be returned to:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

State of Alabama
County of Shelby

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED (this "Deed"), dated as of June 14, 2002, is made and entered into by and between SPARDEE'S REALTY, INC., an Alabama corporation, successor by merger to SPARDEE'S REALTY, INC., a Delaware corporation, ("Grantor"), whose address is 505 N. 7th St., One Firstar Plaza, Suite 3610, St. Louis, Missouri 63101 and BDB PROPERTIES SOUTHLAKE, LLC, an Alabama limited liability company, ("Grantee"), whose address is 104 Brynleigh Drive, Chelsea, Alabama, 35043.

#595,000
ps by MTG

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the real estate (the "Real Estate") situated in the County of Shelby and State of Alabama, and described as follows:


See Exhibit A attached hereto and incorporated herein by this reference.

THE CONVEYANCE EVIDENCED hereby and Grantor's limited warranty of title contained hereinbelow are expressly made SUBJECT TO: (1) all real estate taxes and assessments and personal property taxes for the current year and thereafter; (2) all covenants, conditions, restrictions, reservations, easements and encumbrances and other matters of public records, building lines and zoning regulations, if any; (3) any and all matters which would be revealed by a current and accurate survey of the Real Estate; and (4) any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in on and under the Real Estate (collectively, the foregoing are referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever. Grantor hereby covenants that it and its successors and assigns shall and will WARRANT AND DEFEND the title to the Real Estate unto Grantee and Grantee's successors and assigns forever, against the lawful claims of all persons claiming an interest in the Real Estate by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the day and year first above written.

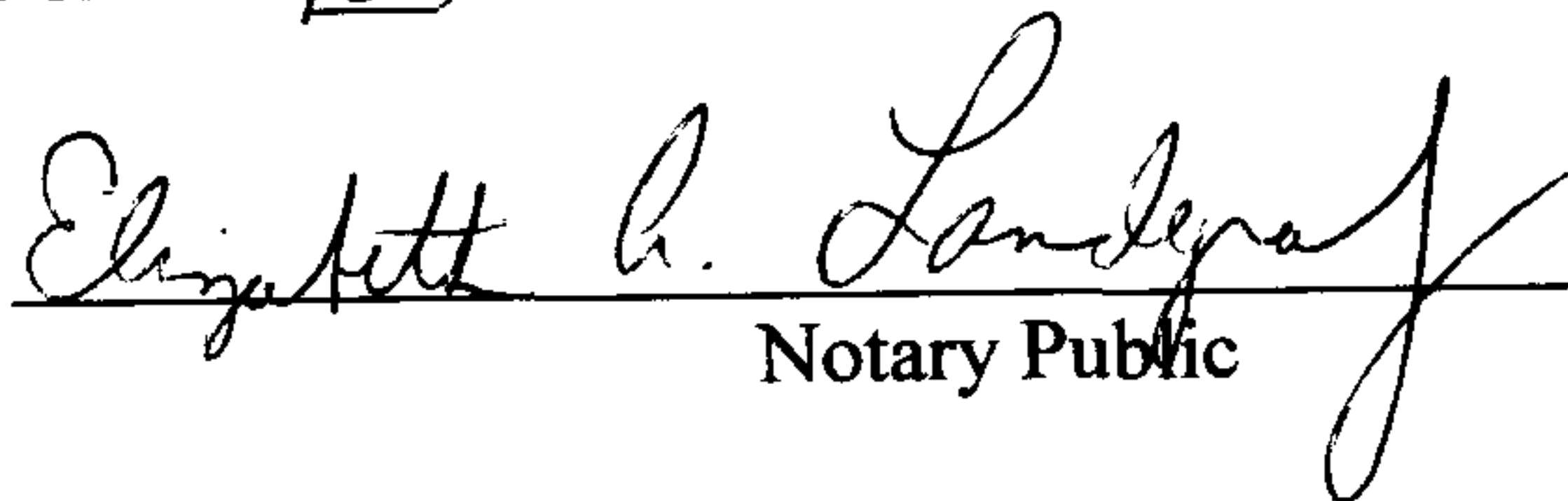
“GRANTOR”
SPARDEE’S REALTY, INC., an Alabama corporation,
successor by merger to SPARDEE’S REALTY, INC., a
Delaware corporation

By: 
Printed Name: William R. Werner
Title: Senior Vice President

STATE OF MISSOURI
CITY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said City in said State, hereby certify that William R. Werner, whose name as Senior Vice President of Spardee’s Realty, Inc., an Alabama corporation, successor by merger to Spardee’s Realty, Inc., a Delaware corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal as of June 13, 2002.


Notary Public

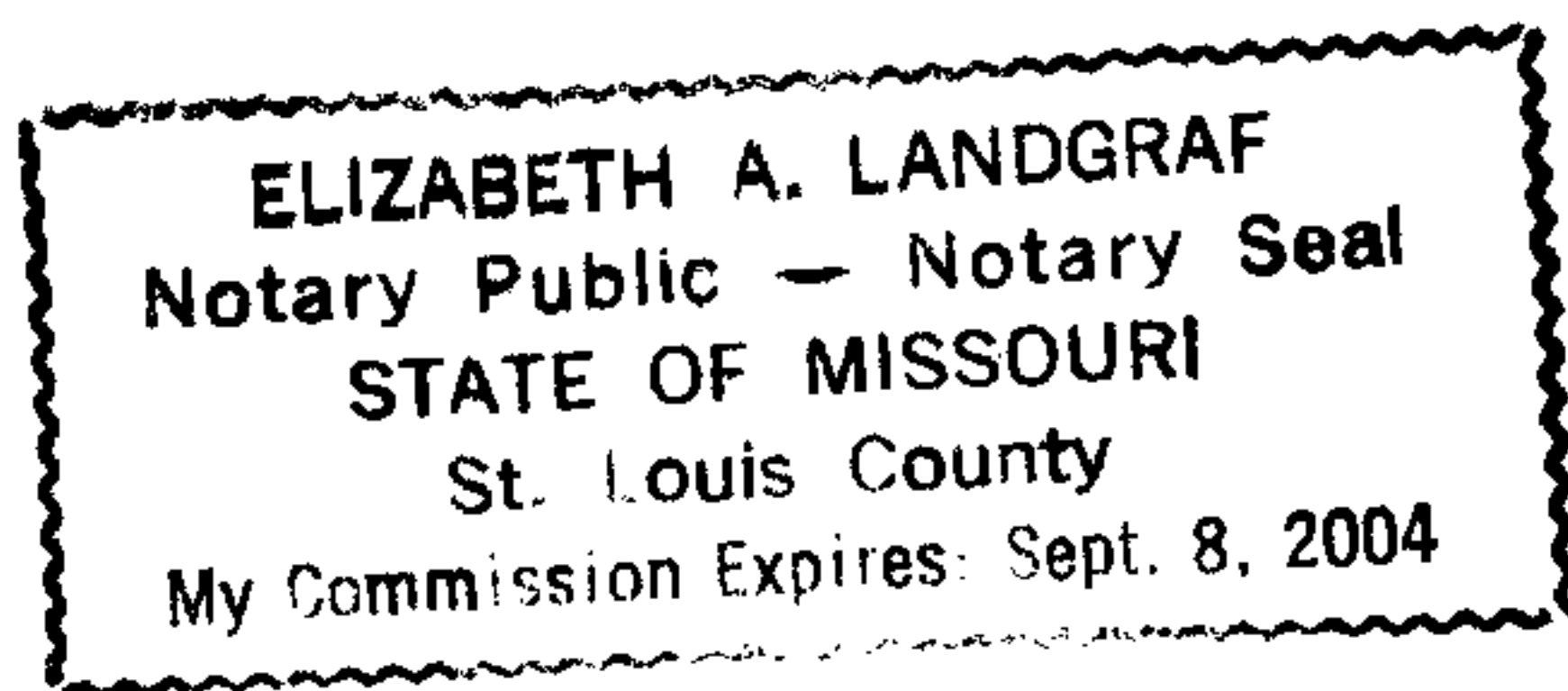


EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Lot 2, according to the Survey of Village on Valleydale at Southlake, as recorded in Map Book 11, page 84, in the Probate Office of Shelby County, Alabama.