


\$ 400,000?

Send Tax Notice To:

Tacalera, LLC
3500 Blue Lake Drive, Suite 200
Birmingham, Al 35243

This instrument was prepared by:
Claude McCain Moncus, Esq.
Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
(205) 879-5959


20030616000374540 Pg 1/5 27.00
Shelby Cnty Judge of Probate, AL
06/16/2003 10:00:00 FILED/CERTIFIED

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Baker Seafood, Inc., a Corporation** (herein referred to as Grantor) does grant, bargain, sell and convey unto **TACALERA, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" together with those beneficial easements as set out in Instrument No. 2001-25731; Instrument No. 2001-4817; and Instrument No. 2001-25119.

Subject to ad valorem taxes for the current year and subject to the permitted exceptions as set forth in Exhibit "B."

The entire purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

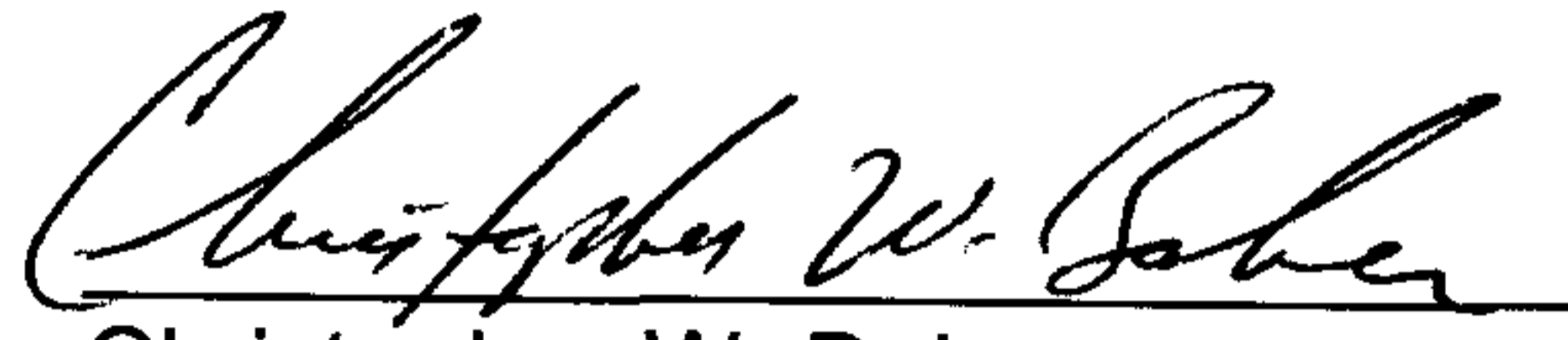
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And we do for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that the undersigned will and its successors and assigns shall warrant and defend the same to the

said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 13th day of June, 2003.

Baker Seafood, Inc., a corporation

 [SEAL]

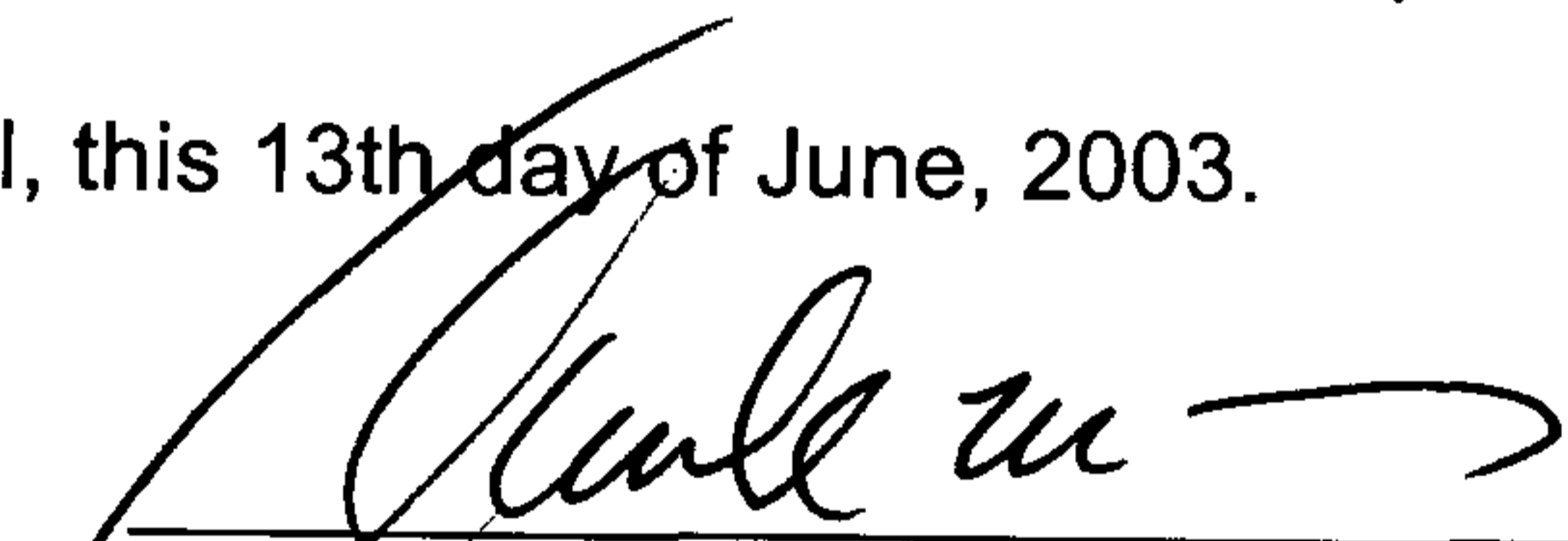
Christopher W. Baker
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher W. Baker, as Vice President of Baker Seafood, 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 and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 13th day of June, 2003.

[NOTARY SEAL]



Notary Public
My Commission Expires: 12/28/03

EXHIBIT A

Parcel 1:

Lot 5A according to Baker Seafood, Inc Resurvey (Being a Resurvey of Lots 4 and 5, Wal-Mart Supercenter #3271 Subdivision, as recorded in Map Book 27, page 117) as recorded in Map Book 31 page 92, in the Office of the Judge of Probate of Shelby County, Alabama, also being situated in the Northwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at an axle found at the southwest corner of the Southwest Quarter of the Northeast Quarter, of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence run North $02^{\circ}06'24''$ West along the west line of said quarter, for a distance of 512.99 feet; thence leaving said quarter line, run South $89^{\circ}47'07''$ East for a distance of 1036.65 feet to the west right-of-way line of Highway 31(right-of-way width 100 feet); thence run South $10^{\circ}16'53''$ East along said right-of-way line, for a distance of 466.48 feet to a point (50 feet left of 290+25.0) at the intersection of said right-of-way line and the west right-of-way line of I-65 (right-of-way width varies); thence run South $79^{\circ}34'19''$ West continuing along said right-of-way line, for a distance of 49.72 feet to a point (100 feet left of 290+25.0) to the Point of Curvature of a curve to the right, having a radius of 854.81 feet, a central angle of $05^{\circ}36'58''$, a chord length of 83.76 feet and a chord bearing of South $07^{\circ}31'03''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 83.79 feet to a capped iron found (PLS #19262) and the **POINT OF BEGINNING**; said point also being the Point of Curvature of a curve to the right, having a radius of 854.81 feet, a central angle of $10^{\circ}08'50''$, a chord length of 151.19 feet and a chord bearing of South $00^{\circ}21'51''$ West; thence continue along the arc of said curve and right-of-way for a distance of 151.39 feet to the Point of Curvature of a non-tangent curve to the left, having a radius of 121.50 feet, a central angle of $20^{\circ}57'11''$, a chord length of 44.19 feet and a chord bearing of North $79^{\circ}08'51''$ West; thence, leaving said right-of-way, continue along the arc of said curve for a distance of 44.43 feet to the Point of Tangency of said curve; thence run North $89^{\circ}37'26''$ West for a distance of 121.82 feet to the Point of Curvature of a curve to the right, having a radius of 23.50 feet, a central angle of $90^{\circ}00'00''$, a chord length of 33.23 feet and a chord bearing of North $44^{\circ}37'26''$ West; thence continue along the arc of said curve for a distance of 36.91 feet to the Point of Tangency of said curve; thence run North $00^{\circ}22'34''$ East for a distance of 119.55 feet to a capped iron found (PLS #19262); thence run South $89^{\circ}39'17''$ East for a distance of 188.73 feet to the **POINT OF BEGINNING**; being situated in Shelby County, Alabama.

Parcel 2:

Together with a non-exclusive access easement as conveyed to Baker Seafood, Inc., on May 29, 2001, and recorded in Inst. # 2001-25731, including ingress and egress across the following described property:

Line description of 25 feet ingress and egress easement:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 22 North, Range 2 West, Shelby County, Alabama; thence North 02 deg. 06 min. 24 sec. West 512.99 feet; thence South 89 deg. 47 min. 07 sec. East 1036.65 feet; thence South 10 deg. 16 min. 53 sec. East 396.25 feet to the Westerly margin of U. S. Highway 31; thence continue along said road South 10 deg. 16 min. 53 sec. East 80.24 feet; thence continue along said right of way South 79 deg. 34 min. 19 sec. West 49.72 feet; thence continue along said right of way on a curve said curve concave to the West having a radius of 854.82 feet along a chord bearing and distance South 02 deg. 26 min. 38 sec. East for a chord distance of 234.44 feet to the beginning of a 25 foot ingress and egress easement; Thence leaving said right of way along a curve said curve concave to the South having a radius of 121.50 feet along a chord bearing north 79 deg. 08 min. 51 sec. West for a distance of 44.19 feet; thence North 89 deg. 37 min. 26 sec. West 121.82 feet to the beginning of a curve said curve concave to the northeast having a radius 23.50 feet along a chord bearing North 44 deg. 37 min. 26 sec. West a chord distance of 33.23 feet; thence north 00 deg. 23 min. 01 sec. East 230.63 feet to the beginning of a curve said curve concave to the Southeast having a radius of 43.50 feet on a chord bearing North 40 deg. 02 min. 50 sec. East a chord distance of 55.54 feet; thence North 79 deg. 43 min. 07 sec. East 120.73 feet; thence South 10 deg. 16 min. 53 sec. East 5.0 feet; thence North 79 deg. 43 min. 07 sec. East 40.25 feet; thence South 65 deg. 30 min. 48 sec. East 18.21 feet to the point of beginning, said easement being 25 feet left of the above described line begin a 25 foot ingress and egress easement; being situated in Shelby County, Alabama.

EXHIBIT "B"

1. Ad Valorem taxes due October 1, 2003;
2. Building setback line(s) of 35 feet on the easterly side and 15 feet on the southerly and westerly sides of the land as shown by recorded Map Book 27, Page 117, as shown on the survey by Sain Associates as dated March 12th, 2003;
3. Sanitary sewer easement(s) of 15 feet on the westerly side of the land as shown by recorded Map Book 27, page 117, as shown on the survey by Sain Associates as dated march 12th, 2003;
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2001-25730 in the Probate Office;
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 20020821000398790 and as shown on the survey by Sain Associates as dated March 12th, 2003;
6. Rights of others to use of access easement(s) as set out in Inst. No. 2001-25731; Inst. No. 2001-4817 and Inst. No. 2001-30016 and as set out in Schedule A, herein.