


Send Tax Notice To:  
GUITAR GALLERY, INC..  
2300 McFarland Blvd. East  
Suite 7  
Tuscaloosa, AL 35404

This instrument was prepared by:  
Annette T. Ruff, Esq.  
CORLEY, MONCUS & WARD, P.C.  
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Birmingham, Alabama 35209  
205.879.5959

  
20030922000635770 Pg 1/4 56.00  
Shelby Cnty Judge of Probate, AL  
09/22/2003 13:07:00 FILED/CERTIFIED

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**GENERAL WARRANTY DEED**

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

That in consideration of Three Hundred Eighty Five Thousand Six Hundred Fifty and No/100 Dollars (\$385,650.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Clark Properties, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantor") does grant, bargain, sell and convey unto **Guitar Gallery, Inc.**, a Corporation, (herein referred to as "Grantee"), in the following described real estate, situated in Shelby County, Alabama.

See Attached Exhibit "A".

Subject to the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part hereof by reference and incorporation.

\$350,000.00 of the purchase price was paid from a mortgage loan recorded simultaneously herewith


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

And the Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor 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 has hereto set his hand and seal this 19<sup>th</sup> day of September, 2003.

**SELLER:**

**Clark Properties, LLC**, an Alabama Limited Liability Company

By:  (L.S.)  
Douglas C. Clark  
Its Manager

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Douglas C. Clark**, whose name as Manager of Clark Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the same that bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of September, 2003.

[NOTARY SEAL]

  
\_\_\_\_\_  
NOTARY PUBLIC: Arnette T. Ruff  
My commission expires: 2/23/05

## EXHIBIT "A"

A parcel of land situated in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SE corner of Section 1, Township 20 South, Range 3 West; thence North 6 deg. 21 min. 04 sec. West for a distance of 738.97 feet; thence North 78 deg. 15 min. 22 sec. West a for a distance of 262.75 feet to the point of beginning; thence continue along the last described course for a distance of 180.91 feet to a point on the Easterly right of way line of U. S. Highway 31 (200 foot right of way); thence South 21 deg. 00 min. 00 sec. West along said right of way for a distance of 110.00 feet; thence South 68 deg. 56 min. 40 sec. East and leaving said right of way for a distance of 178.42 feet; thence North 21 deg. 03 min. 20 sec. East for a distance of 139.27 feet to the point of beginning; being situated in Shelby County, Alabama.

## EXHIBIT "B"

1. General and special taxes or assessments for the year 2003 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 511 and Deed 171 page 400 in the Probate Office.
3. Easement Agreement as set out in Inst. No. 1998-5884 in the Probate Office.
4. The following matters as shown on the survey by R. C. Farmer and Associates, Inc. dated 08/05/03:
  - a) Encroachment of sign into the easement on Southerly side of the land
  - b) Encroachments of curbs and sidewalks into easements.
  - c) 30 feet ingress, egress, utility, drainage easement on the northerly and Northwesterly portion of the land.
  - d) 25 feet utility and drainage easement on southerly
  - e) 10 feet utility and drainage easement on southerly
  - f) encroachment of 18 feet reinforced concrete pipe into easements
  - g) encroachments of sanitary sewer line out of the easement in Southwesterly portion