

(Name) Georges a. Hanzi  
Homecrafters Warehouse, Inc.  
 (Address) P.O. Box 10084  
Birmingham, Alabama 35202

This instrument was prepared by

(Name) A. J. Block, Jr., Fine & Block, Attorneys  
 (Address) 100 Colony Square, Suite 1905, Atlanta, Georgia 30361

Form 1-1-B Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
 COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of DOLLARS,  
 HOMECRAFTERS CENTERS, INC. (formerly known as Moore Handley, Inc., and  
 Moore Handley, Incorporated) a corporation.  
 to the undersigned grantor,  
 in hand paid by HOMECRAFTERS WAREHOUSE, INC.  
a Delaware corporation

the receipt of which is hereby acknowledged, the said HOMECRAFTERS CENTERS, INC.

does by these presents, grant, bargain, sell and convey unto the said HOMECRAFTERS WAREHOUSE, INC.

the following described real estate, situated in

All that tract or parcel of land lying and being in Shelby County, Alabama,  
 as more particularly described in Exhibit "A" attached hereto and made a  
 part hereof.

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SUBJECT, HOWEVER, to the exceptions set forth in Exhibit B  
 attached hereto and made a part hereof.

TO HAVE AND TO HOLD, To the said HOMECRAFTERS WAREHOUSE, INC.

heirs and assigns forever.

And said Homecrafters Centers, Inc. does for itself, its successors  
 and assigns, covenant with said Homecrafters Warehouse, Inc.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
 brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and  
 that it will, and its successors and assigns shall, warrant and defend the same to the said

Homecrafters Warehouse, Inc.  
 heirs, executors and assigns forever, against the lawful claims of all persons. claiming by, from  
 or under Grantor, but subject to the matters set forth in Exhibit B.

IN WITNESS WHEREOF, the said Homecrafters Centers, Inc. by its  
President, , who is authorized to execute this conveyance,  
 has hereto set its signature and seal, this the 1st day of February, 19 84

ATTEST:

HOMECRAFTERS CENTERS, INC.

By J. H. Neale  
Exec Vice - President

STATE OF New York  
 COUNTY OF New York

I, Alex. Masaro Stano a Notary Public in and for said County, in  
 said State, hereby certify that J. H. Neale  
 whose name as Exec Vice President of Homecrafters Centers, 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 the 1st day of February, 19 84

Jack  
 Notary Public, State of New York  
 Commission Expires 11-4-84  
 Certificate Filed in New York County  
Consolidated 139, 1984

Alex. Masaro Stano  
 Notary Public

PARCEL III

A parcel of land located in the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said Section 14, thence in a Westerly direction along the South line of said Section 14 a distance of 201.98 feet to the center line of Atlantic Coast Line Railroad right of way, thence 62 degrees 35 minutes right along the center line of said right of way in a Northwesterly direction a distance of 196.31 feet to the intersection of the center line of the Ashville-Montevallo Road, thence 20 degrees 35 minutes right in a Northwesterly direction along said center line of said road a distance of 703.74 feet, thence 90 degrees left in a Southwesterly direction a distance of 30.0 feet to the West right of way line of said road and the Point of Beginning of herein described property, thence continue along last described course a distance of 180.88 feet to the Northeast right of way line of Atlantic Coast Line Railroad, thence 69 degrees 25 minutes right in a Northwesterly direction along said right of way a distance of 594.74 feet to the beginning of a curve to the left, said curve having a central angle of 27 degrees 12 minutes and a radius of 2,914.82 feet, thence along arc of said curve a distance of 413.67 feet, thence 125 degrees 32 minutes 53 seconds right, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to the West right of way line of Ashville-Montevallo Road, said point being on a curve to the left having a central angle of 2 degrees 23 minutes 18 seconds and a radius of 277.35 feet, thence 95 degrees 34 minutes 48 seconds right, measured to tangent of said curve, in a Southerly direction along arc of said curve a distance of 115.69 feet to end of said curve, thence continue along said right of way line in a Southerly direction a distance of 180.82 feet to the beginning of a curve to the left, said curve having a central angle of 10 degrees 01 minutes 30 seconds and a radius of 3,223.53 feet, thence continue along arc of said curve in a Southerly direction a distance of 564.02 feet to end of said curve and the Point of Beginning. Parcel contains 8.0 acres.

Being the same property conveyed by Pelham Industrial Park, Inc., to Moore-Handley, Incorporated, a Delaware Corporation, by deed dated December 13, 1972, filed for record in the Office of Probate, County of Shelby, State of Alabama, on December 15, 1972, at 7:15 o'clock A.M., and recorded in Deed Book 277, Page 625.

PARCEL IV

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 14; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to a point on the centerline of Shelby County Highway No. 283; thence 13 degrees 12 minutes right along said centerline in a Southwesterly direction a distance of 988.83 feet; thence 85

degrees 05 minutes right in a Southwesterly direction a distance of 30.11 feet to the point of beginning, said point being on the Northwesterly right of way line of said Shelby County Highway No. 283; thence continue along last described course a distance of 655.0 feet; thence 99 degrees 06 minutes 40 seconds left in a Southeasterly direction a distance of 64.87 feet; thence 59 degrees 10 minutes 10 seconds right in a Southwesterly direction a distance of 176.27 feet; thence 16 degrees right in a Southwesterly direction a distance of 100.0 feet; thence 7 degrees 20 minutes right in a Southwesterly direction a distance of 145.00 feet; thence 10 degrees right in a Westerly direction a distance of 24.84 feet to a point on the Northeast right of way line of Atlantic Coast Line Railroad, said point also being on a curve to the right said curve having a radius of 2,914.82 feet and a central angle of 9 degrees 11 minutes 57 seconds; thence 134 degrees 44 minutes 50 seconds left to tangent of said curve; thence along arc of said curve along said right of way line in a Southeasterly direction a distance of 467.99 feet to end of said curve; thence 54 degrees 27 minutes 07 seconds left, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to a point on the Northwest right of way line of said Shelby County Highway No. 283, said point also being on a curve to the right, said curve having a radius of 2,775.35 feet and a central angle of 5 degrees 56 minutes 42 seconds; thence 84 degrees 25 minutes 12 seconds left to tangent of said curve; thence along arc to said curve, along said right of way line in a Northeasterly direction a distance of 287.97 feet to end of said curve; thence continue along last described course, along said right of way line a distance of 218.37 feet to the point of beginning. Said parcel contains 10.432 acres and is subject to easements of record.

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EXHIBIT B

The foregoing conveyance is made subject to the following:

1. Taxes and assessments;
2. state of facts an accurate survey would show;
3. easements, agreements, restrictions, reservations and rights of way, if any, as are of record; and
4. defects of title, if any, existing at the time Homecrafters Centers, Inc. acquired title to the property hereinabove conveyed.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JUN 27 AM 10:18

*Thomas W. Henderson, Jr.*  
JUDGE OF PROBATE

*Deed tax - 309.50*  
*Rec. 6.00*  
*Ind. 1.00*  

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*316.50*