

This Instrument Prepared By:

NAME: Robert L. Austin

ADDRESS: 120 Summit Parkway, Suite 207, Birmingham, AL 35209

STATE OF ALABAMA *

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON *

That in consideration of of Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00) to the undersigned Grantor, CHENBONE LAND NUMBER ONE, LTD., a limited partnership, in hand paid by SUNNY STORES, INC., the receipt of which is hereby acknowledged, the said CHENBONE LAND NUMBER ONE, LTD., a limited partnership, does by these presents, grant, bargain, sell, and convey unto the said SUNNY STORES, INC., the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED PAGE THREE

This conveyance is made subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 6, Page 80, in the Probate Office of Shelby County, Alabama. (as to Parcel I)

2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 121, Page 427, in the said Probate Office. (as to Parcel II)

3. Right of Way to Shelby County, Alabama, for road, as recorded in Volume 135, Page 371, in the said Probate Office. (as to Parcels II)

4. Right of Way to Shelby County, Alabama, for road, as recorded in Volume 135, Page 370, in the said Probate Office. (as to Parcels I & II)

5. That Part of subject properties that lie within the bounds of road. (as to Parcels I & II)

TO HAVE AND TO HOLD, To the said SUNNY STORES, INC., its heirs and assigns forever.

And the said CHENBONE LAND NUMBER ONE, LTD., a limited partnership, does for itself, its successors, and assigns, covenant with the said SUNNY STORES, INC., its heirs, successors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said SUNNY STORES, INC., its heirs, executors and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of December, 1986.

CHENBONE LAND NUMBER ONE, LTD.,
a limited partnership

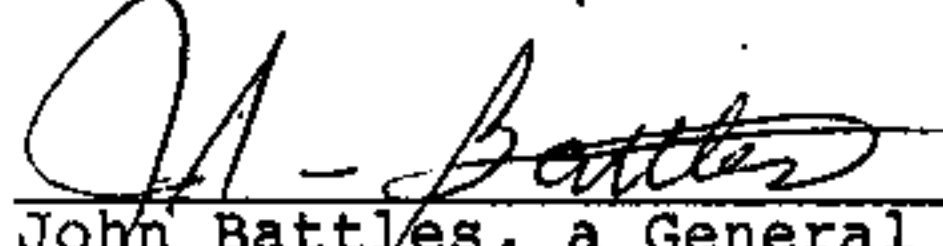
BY: CHENAULT INVESTMENT CO., INC.
A General Partner

BY: [Signature]
Its President

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Cahaba title

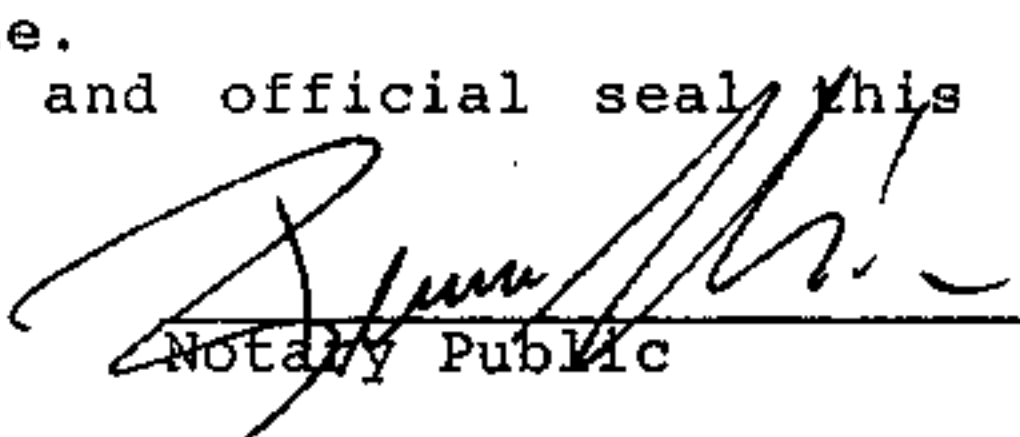

Robert W. Bone, a General Partner



John Battles, a General Partner

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Bone whose name as a general partner of Chenbone Land Number One, Ltd., a limited partnership, 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 partner of Chenbone Land Number One, Ltd., executed the same voluntarily on the day the same bears date.

Given under by hand and official seal this 10th day of December, 1986.

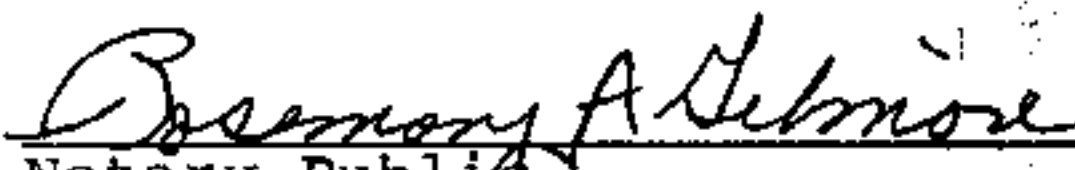

Notary Public



STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Battles whose name as a general partner of Chenbone Land Number One, Ltd., a limited partnership, 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 partner of Chenbone Land Number One, Ltd., executed the same voluntarily on the day the same bears date.

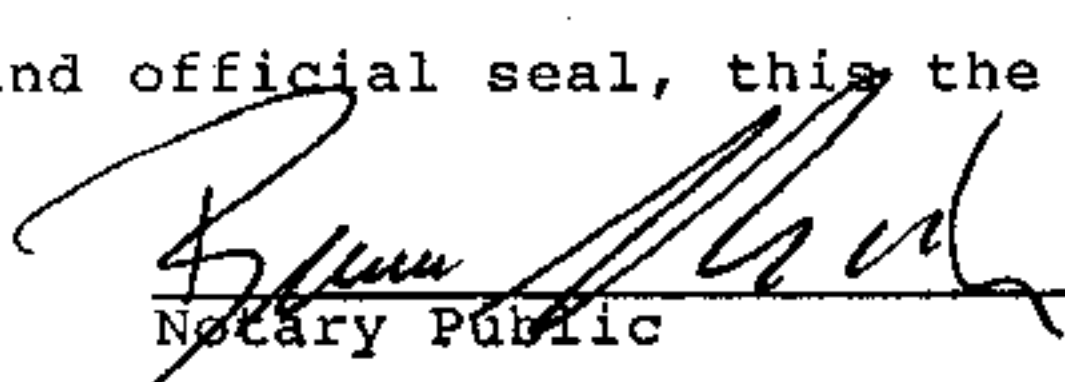
Given under by hand and official seal this 10th day of December, 1986.



Notary Public

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify the B. L. Chenault, whose name as President of CHENAULT INVESTMENT CO., INC., a corporation, a general partner of CHENBONE LAND NUMBER ONE, LTD., a limited partnership, 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 10 day of December, 1979.


Notary Public



PARCEL I:

A part of the Northwest Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the North east corner of the Northwest Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Southerly along the East line of said quarter-quarter section to the South right of way line of the Old (abandoned) right of way of the Acton Branch Railroad, which is the point of beginning; thence continue South along said quarter-quarter section line 516.9 feet, more or less, to the centerline of the Helena-Acton Road; thence 60 degrees 06 minutes 30 seconds right southwesterly along said centerline a distance of 115.34 feet; thence 119 degrees 53 minutes 30 seconds right northerly and parallel to said quarter-quarter line a distance of 575.0 feet, more or less, to said south railroad right of way line; thence easterly 100 feet, more or less, along said south railroad right of way line to the point of beginning.

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PARCEL II:

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, lying southwest of Old U. S. Highway 31 and northwest of the Helena-Acton Road, more particularly described as follows: Begin at the Northwest corner of the Northeast Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Easterly along the North line of said quarter-quarter section 65.1 feet to the centerline of U. S. Highway 31; thence 52 degrees 43 minutes 30 seconds right along said centerline a distance of 430.70 feet to the intersection with the centerline of the Helena-Acton Road; thence 98 degrees 56 minutes right along the last mentioned centerline 366.48 feet to the intersection with the West line of said quarter-quarter section; thence 117 degrees 49 minutes 30 seconds right northerly along said west line a distance of 516.9 feet to the point of beginning.

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

1986 DEC 17 PM 12:03

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

| | |
|------------------|-----------|
| 1. Deed Tax | \$ 250.00 |
| 2. Mtg. Tax | — |
| 3. Recording Fee | 7.50 |
| 4. Indexing Fee | 1.00 |
| TOTAL | 258.50 |