

This instrument prepared by:  
M. Beth O'Neill  
Lange, Simpson, Robinson & Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203

55  
SEND TAX NOTICE TO:  
Ben Joannou, Sr.  
c/o K&B Investment Corp.  
P.O. Box 161859  
Miami, Florida 33116

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ELEVEN THOUSAND TWO HUNDRED AND NO/100 (\$11,200.00) DOLLARS, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, and the assumption by Grantee of that certain mortgage referenced below,

C & A COMPANY, INC., an Alabama corporation

(herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto

K & B INVESTMENT CORPORATION, a Florida corporation

(herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 380 PAGE 704  
A part of the NW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of the NW 1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20 degrees 29 minutes 10 seconds left from the West line of said 1/4-1/4 Section and run Southeasterly for a distance of 347.40 feet; thence turn 71 degrees 34 minutes 40 seconds left and run Easterly for a distance of 364.82 feet; thence turn 4 degrees 50 minutes 40 seconds right and run Easterly for a distance of 369.55 feet to a point of beginning; thence turn 115 degrees 32 minutes left and run Northwesternly for a distance of 178.73 feet; thence turn 118 degrees 34 minutes 10 seconds right and Southeasterly for a distance of 130.53 feet; thence turn 27 degrees 14 minutes 20 seconds left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U.S. Highway No. 31; thence turn 83 degrees 55 minutes right and run Southeasterly along the right of way of said road for a distance of 156.00 feet; thence turn 100 degrees 24 minutes 30 seconds right and run Southwesterly for a distance of 284.26 feet; thence turn 88 degrees 22 minutes right and run Northwesternly for a distance of 14.14 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due and payable on October 1, 1992 and all subsequent years.
2. Minerals and mining rights and priveledges belonging thereto, in, to or under the land herein described not owned by Grantor.
3. Rights claimed under deed to Shelby County recorded in Deed Book 154, Page 111, in the Probate Office of Shelby County, Alabama. (U.S. Highway 31).
4. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 505; Deed Book 119, Page 457; Deed Book 157, Page 290; Deed Book 164, Page 378; and Deed Book 172, Page 543, in said Probate Office.
5. Right of way for telephone lines as reserved in Deed Book 56, Page 296, in said Probate Office.
6. Mortgage from C & A Company, Inc. to First Alabama Bank, dated August 31, 1988, and recorded in Real Book 202, Page 646, in said Probate Office.

380 PAGE 705  
Grantee hereby assumes and agrees to pay that certain mortgage from C & A Company, Inc. to First Alabama Bank, dated August 31, 1988, and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Real Volume 202, Page 646, together with Assignment of Rents recorded said Probate Office in Real Volume 202, Page 651.

BOOK TO HAVE AND TO HOLD to the said Grantee, successors and assigns forever.

And, the Grantor does, for itself and its successors and assigns, hereby covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; That they are free from all 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer under seal this 19th day of December, 1991.

C & A COMPANY, INC., an Alabama corporation

By: Joe L. Kasha (Seal)  
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Joe L. Caiola, whose name as President of C & A COMPANY, INC., an Alabama 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 as and for an act of said corporation on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of December, 1991.

Romona D. Robinson

Notary Public

My commission expires: 7/18/92

K:\MBO\00002\C&A.DEE

1. Deed Tax	\$ 11.50
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 23.00

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

91 DEC 31 PM 4: 15

Thomas D. Shumaker, Jr.  
JUDGE OF PROBATE