

SEND TAX NOTICE TO:

Just for Feet, Inc.
c/o Bob Wobler
3000 Riverchase Galleria
Birmingham, Alabama 35244

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 29th day of December, 1994 by **119 PROPERTIES, LTD.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **JUST FOR FEET, INC.**, an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED EIGHTY-TWO THOUSAND ONE HUNDRED EIGHTY-FOUR DOLLARS (\$182,184)** in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real estate located in Shelby County, Alabama and described in **Exhibit A** attached hereto and made a part hereof,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1995;
2. Public easements as shown by recorded plat, including 15 foot public utility easement on Southwesterly side as shown by Survey of Joseph Miller dated September 30, 1994;
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292, page 618 in said Probate Office; and
4. Restrictions, covenants and conditions as set out in instruments recorded in Real 268 page 140; Real 290, page 386; Real 325 page 929; as Instrument #1992-15856 and Instrument #1993-25691 in Probate Office.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on this 29th day of December, 1994.

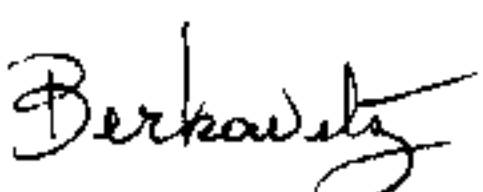
119 PROPERTIES, LTD. an
Alabama limited partnership

By: **CAHABA VALLEY PROPERTIES, INC.**
Its General Partner

By: 
Charles H. Stephens
President

Inst # 1995-00262

01/04/1995-00262
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 197.00




Inst # 1995-00262

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLES H. STEPHENS**, whose name as President of **CAHABA VALLEY PROPERTIES, INC.**, the General Partner of **119 PROPERTIES, LTD.**, an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 29th day of December, 1994.



Notary Public
My Commission Expires: 10-27-97

THIS INSTRUMENT PREPARED BY

Chervis Isom
Berkowitz, Lefkowitz, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT "A"

PART OF BLOCK 1 OF CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE OF P.T. STATION 15+73.05 OF CAHABA VALLEY PARKWAY AND RUN NORTHWESTERLY ALONG SAID CENTERLINE FOR 6.92 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHWESTERLY FOR 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE FOR 210.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE 90°-00'-00" RIGHT AND RUN NORTHWESTERLY ALONG SAID LINE OF BLOCK 1 FOR 314.74 FEET; THENCE 60°-14'-00" LEFT AND RUN WESTERLY ALONG SAID LINE OF BLOCK 1 FOR 21.46 FEET; THENCE 90°-00'-00" RIGHT AND RUN NORTHERLY FOR 225.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY; THENCE 90°-00'-00" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 52.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 60°-14'-00" AND HAVING A RADIUS OF 142.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 149.69 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 371.24 FEET TO THE POINT OF BEGINNING.

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