

*mortgage recorded of
even date exceeds the
purchase price*

Send Tax Notice to:
R.K.M. 'Bama, Inc.
200 First Ave N, #204
St. Petersburg, FL 33701

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of August 29, 1997 by J. Wilson Dinsmore, a married man (herein the "Grantor"), to R.K.M. 'Bama, Inc., an Alabama corporation (herein the "Grantee") for the purposes hereinafter described.

RECITALS:

A. The Grantor holds fee title to the land described on Exhibit "A" attached hereto and incorporated by reference, together with the improvements thereon (herein the "Subject Property").

The Subject Property is not the homestead of the Grantor.

B. The Grantor has agreed to convey the Subject Property to the Grantee for the consideration hereinafter recited.

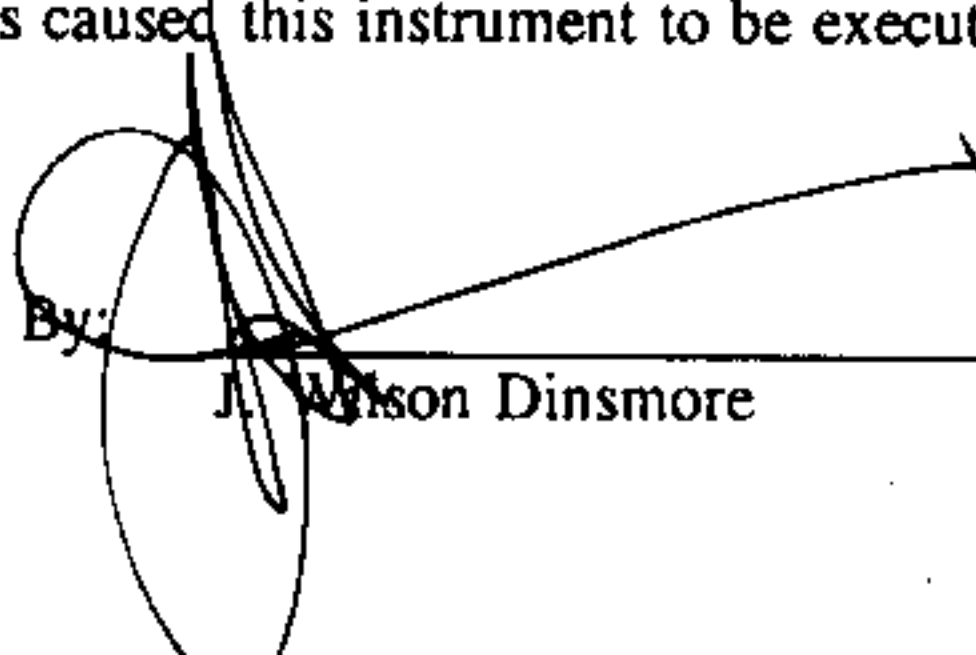
NOW, THEREFORE, in consideration of the premises recited above, the sum of \$301,547.25 paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Grantor does by these presents grant, bargain, sell and convey the Subject Property to the Grantee, together with all of the rights, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

THIS CONVEYANCE IS MADE SUBJECT TO THE MATTERS STATED ON EXHIBIT "B" (collectively the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in any way appertaining, to the use and benefit of the Grantee and its successors and assigns, forever.

The Grantor does, for its self, its successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Subject Property that the Subject Property is free from all encumbrances apart from the Permitted Encumbrances noted above, that the Grantor has a good right to sell and convey the Subject Property as aforesaid, and that the Grantor will, and its successors and assigns shall, forever warrant defend the same to the Grantee, its successors and assigns, forever, against the lawful claims (apart from the Permitted Encumbrances) of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the date first shown above.

By: 

J. Wilson Dinsmore

- 1 -

08/29/1997-27811
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 17.00

Inst # 1997-27811

The State of Alabama)
Jefferson County)

I, Kay K. Bains, notary [name and style of officer], hereby certified that J. Wilson Dinsmore whose name 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 executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of August, A.D. 1997.

Kay K. Bains
my commission expires: 10/16/2000

This instrument was prepared by:

James V. Stewart, P.A.
Suite 203
200 First Avenue North
St. Petersburg, Florida 33701

(f:\cpt\rek\rkmdins.wd)
8/25/97 lp

EXHIBIT "A"

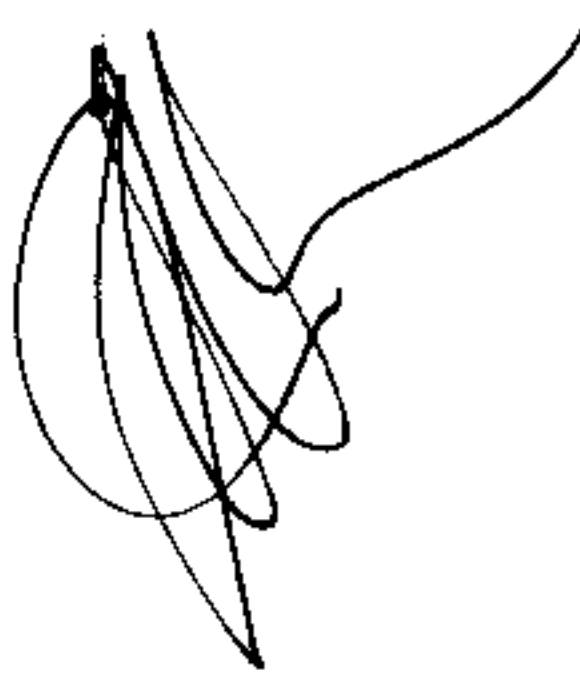
A parcel of land situated in the Northeast 1/4 of Section 36, Township 19 south, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 36; thence run south along the east line of said Section 36 a distance of 266.80 feet, thence turn $117^{\circ}40'00''$ right and run northwesterly 165.21 feet to a point on the westerly right of way line of U.S. Highway #31, said point being the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 236.92 feet to a point on the southerly right of way line of Valleydale Road; thence turn $58^{\circ}26'34''$ left and run southwesterly along said road right of way for 179.46 feet; thence turn $91^{\circ}07'31''$ left and run southeasterly for 187.95 feet; thence turn $44^{\circ}22'56''$ left and run southeasterly for 45.57 feet; thence turn $45^{\circ}37'04''$ left and run northeasterly for 257.43 feet to a point on the westerly right of way line of U.S. Highway #31; thence turn $51^{\circ}50'47''$ left to the tangent of a curve to the right, said curve having a radius of 1752.68 feet and run northerly along the arc of said curve and said road right of way for 16.26 feet to the point of beginning.



EXHIBIT "B"

1. The liens securing the ad valorem real estate property taxes for current and succeeding tax years;
2. Right-of-way granted Alabama Power Company recorded in Book 251, Page 504; Book 251, Page 506; Book 251, Page 508, and Book 130, Page 302.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in ~~Book 35, Page 666 and~~ Deed Book 121, Page 437.



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