

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

Inst # 1997-27812

STATE OF ALABAMA)

Shelby COUNTY)

GENERAL WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of August 28, 1997 by Robert J. Wolfe and Flossie D. Wolfe, husband and wife (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").

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 \$925,000.00 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 AS 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.

Witnesses (as to both Grantors):

Jennifer Carlson
Print Name: Jennifer Carlson

Jennifer Carlson
Print Name: Jennifer Carlson

By:

Robert J. Wolfe
Robert J. Wolfe

By:

Flossie D. Wolfe
Flossie D. Wolfe

08/29/1997-27812
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00
004 MEL

The State of Alabama)

Jefferson County)

I, Jennifer Carlson, a Notary public for the State of Alabama [name and style of officer], hereby certified that Robert J. Wolfe and Flossie D. Wolfe, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand this 28 day of August, A.D. 1997.

My Commission expires:
3.12.01

Jennifer Carlson

This instrument was prepared by:

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

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

EXHIBIT "A"

A parcel of land situated in the Southeast 1/4 of Section 25 and the Northeast 1/4 of Section 36, all in Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said Section 36, Township 19 South, Range 3 West; thence run South along the East line of Section 36 a distance of 266.80 feet to a point; thence $117^{\circ}40'00''$ right and run northwesterly a distance of 165.21 feet to a point on the westerly right of way line of U.S. Highway No. 31, and the point of beginning; thence continue on last described course North $62^{\circ}00'00''$ west a distance of 236.92 feet to a point on the southeasterly right of way line of Valleydale Road; thence $120^{\circ}24'$ right and run North $58^{\circ}24'00''$ east along southerly right of way line of Valleydale Road a distance of 254.53 feet to a point; thence $73^{\circ}57'50''$ right and run South $47^{\circ}38'11''$ east 29.41 feet to a point on the west right of way line of U.S. Highway 31; thence turn $55^{\circ}03'31''$ right and run South $7^{\circ}25'20''$ west along said right of way line a distance of 226.70 feet to the point of beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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 Deed Book 111, Page 153; Deed Book 251, Page 504, and Deed 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 Deed Book 109, Page 312, and Deed Book 121, Page 437.
4. Release of damages and other provisional matters as set forth under Instrument Number 1993-23541.

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SHELBY COUNTY JUDGE OF PROBATE
004 NEL 17.00