

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Floor Fashions, Inc.

(Address)

This instrument was prepared by

(Name) James R. Moncus, Jr.

1313 Alford Ave.

(Address) Birmingham, Al. 35226

Form 1-1-27 Rev 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-five thousand and no/100 (\$75,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William R. Watkins and his wife Stella H. Watkins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Floor Fashions, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$75,000 of the above mentioned purchase price was paid for from a purchase money mortgage from Grantee to Grantor and closed simultaneously herewith.

10/27/1997-34730  
08:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2 day of October, 19 97.

(Seal)

William R. Watkins (Seal)  
WILLIAM R. WATKINS

(Seal)

Stella H. Watkins (Seal)  
STELLA H. WATKINS

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Watkins and his wife Stella H. Watkins 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of October A. D., 19 97.

My Commission Expires May 22, 1998

RE Watkins Jr. Notary Public  
My Commission Expires May 22, 1998

Inst # 1997-34730

EXHIBIT A

Part of Lot 11, Valleydale Estates, as recorded in Map Book 4, Page 90 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Parcel I: Begin at the NE corner of Lot 11, Valleydale Estates, as recorded in Map Book 4, page 90 in the Judge of Probate Office of Shelby County, at Columbiana, Alabama; thence run South along the East line of Lot 11, a distance of 293.18 feet; thence turn an angle of 132 degrees 50 minutes to the right and run a distance of 199.33 feet to the East line of Valleydale Road; thence turn an angle of 90 degrees 00 minutes to the right and along said Valleydale Road, a distance of 215 feet; to the point of beginning.

Parcel II: Commence at the North corner of Lot 11, of Valleydale Estates, recorded in Map Book 4, Page 90 in the Probate Office of Shelby County, South along the east line of said lot for a distance of 293.18 feet to the point of beginning; right 132 degrees 50 minutes in a northwesterly direction for a distance of 199.33 feet to the right of way of Valleydale Road (Helena Road); also known as State Highway 261; left in a Southwesterly direction along the right of way of said highway 5.00 feet; left 89 degrees 30 minutes in a Southeasterly direction 204 feet to the East line of Lot 11; North along the East line of said Lot 10.00 feet to the point of beginning.

Inst # 1997-34730

10/27/1997-34730  
08:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00