

\$283,900 of the purchase price is being secured by a purchase money mortgage being recorded simultaneously herewith.

This instrument prepared by:
Peter E. Barber
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

Send Tax Notices To:
BW & MMC, L.L.C.
Attn.: Thomas H. Brigham, Jr.
200 Union Hill Drive
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWO HUNDRED EIGHTY-EIGHT THOUSAND NINE HUNDRED and NO/100 DOLLARS (\$288,900.00) to the undersigned grantor, **DOLLAR, INC.**, an Alabama corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BW & MMC, L.L.C.**, an Alabama limited liability company corporation (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and described on Exhibit A hereto, but subject to the following exceptions (hereinafter, the "Permitted Exceptions"):

Subject to the following Permitted Exceptions:

1. 1997 property taxes not yet due and payable.
2. Right-of-way granted Alabama Power Company recorded in Deed Book 239, Page 881; Deed Book 219, Page 127; Deed Book 150, Page 89; Deed Book 142, Page 84; and Deed Book 124, Page 474.
3. Easement and right-of-way granted Shelby County recorded in Shelby County Deed Book 155, Page 437 and Deed Book 216, Page 571.

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4. Easement and right-of-way to the City of Alabaster as recorded in Instrument Number 1996-34796.


Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises subject to the Permitted Exceptions; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, DOLLAR, INC., an Alabama corporation, GRANTOR, has caused its duly authorized officer to hereunto set his signature as the act of such GRANTOR under seal, this the 1st day of December, 1996.

DOLLAR, INC.,
an Alabama corporation

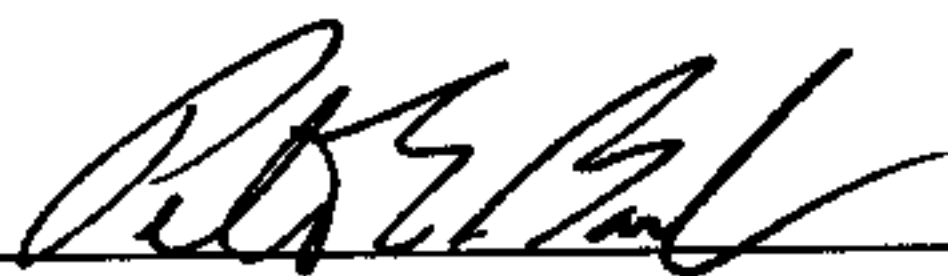
By:  (Seal)
Thomas H. Brigham, Jr.
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Brigham, Jr., whose name as President of Dollar, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of December, 1997.



Notary Public

My Commission Expires: 7/15/98

Part of the SW 1/4 of Section 9, and part of the NW 1/4 of Section 16, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of the SE 1/4 of the SW 1/4 of said Section 9, run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 925.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of ~~86~~ degrees 21' minutes ~~36~~ seconds and run in a ~~northeasterly~~ direction for a distance of ~~83.64~~ feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 32 degrees 10 minutes 14 seconds and run in a northeasterly direction for a distance of 193.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the ~~right~~ of 5 degrees 43 minutes 46 seconds and run in a northeasterly direction for a distance of 90.21 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 39 degrees 45 minutes 35 seconds and run in a northeasterly direction for a distance of 101.24 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 1 degree 34 minutes 36 seconds and run in a northeasterly direction for a distance of 107.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 15 degrees 47 minutes 33 seconds and run in a northerly direction for a distance of 95.52 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 10 degrees 41 minutes 25 seconds and run in a northeasterly direction for a distance of 104.40 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 5 degrees 06 minutes 08 seconds and run in a northeasterly direction for a distance of 107.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 25 degrees 52 minutes 39 seconds and run in a northeasterly direction for a distance of 97.61 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 15 degrees 20 minutes 32 seconds and run in a northeasterly direction for a distance of 60.83 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 4 degrees 42 minutes 49 seconds and run in a northeasterly direction for a distance of 50.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 54 degrees 33 minutes 52 seconds and run in a southeasterly direction for a distance of 50.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 41 degrees 22 minutes 18 seconds and run in a southeasterly direction for a distance of 50.10 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an

angle to the left of 96 degrees 57 minutes 36 seconds and run in a northeasterly direction for a distance of 130.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 46 degrees 11 minutes 13 seconds and run in a northeasterly direction for a distance of 120.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees and run in a southeasterly direction for a distance of 520.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 81 degrees 06 minutes 01 seconds and run in a southwesterly direction for a distance of 1088.80 feet to an existing iron rebar set by Laurence D. Weygand and the point of beginning of a curve, said curve being concave in a southwesterly direction and having a central angle of 46 degrees 54 minutes 09 seconds and a radius of 477.01 feet; thence turn an angle to the left (59 degrees 10 minutes 30 seconds to the chord of said curve) and run in a southeasterly direction along the arc of said curve for a distance of 390.48 feet to an existing iron rebar set by Laurence D. Weygand and being the point of ending of said curve; thence turn an angle to the right (71 degrees 40 minutes 21 seconds from last mentioned chord) and run in a southwesterly direction for a distance of 219.94 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 24 degrees 09 minutes 18 seconds and run in a southerly direction for a distance of 75.0 feet to an existing iron rebar being the southeast corner of the SE 1/4 of the SW 1/4 of said Section 9; thence turn an angle to the left of 1 degree 04 minutes 41 seconds and run in a southerly direction for a distance of 318.0 feet to an existing iron rebar set by Laurence D. Weygand and being on the north right-of-way line of Shelby County Highway No. 26 and the point of beginning of a curve, said curve being concave in a southerly direction and having a central angle of 10 degrees 32 minutes 34 seconds and a radius of 2,125.81 feet; thence turn an angle to the right (71 degrees 27 minutes 28 seconds to the chord of said curve) and run in a southwesterly direction along the arc of said curve and along the north right-of-way line of said Shelby County Highway No. 26 for a distance of 391.16 feet to a point of reverse curve, said new curve being concave in a northwesterly direction and having a central angle of 20 degrees 21 minutes 13 seconds and a radius of 1,727.45 feet; thence turn an angle to the right and run in a southwesterly direction along the arc of said curve and the north right-of-way line of said road for a distance of 613.66 feet to the point of ending of said curve; thence run in a westerly direction along a line tangent to the end of said curve and along the north right-of-way line of said Shelby County Highway No. 26 for a distance of 340.60 feet to an existing iron rebar; thence turn an angle to the right of 93 degrees 30 minutes 19 seconds and run in a northerly direction for a distance of 20.0 feet; thence turn an angle to the left of 93 degrees 30 minutes 19 seconds and run in a westerly direction for a distance of 20.0 feet to a point on the west line of the NE 1/4 of NW 1/4 of said Section 16; thence turn an angle to the right of 93 degrees 30 minutes 19 seconds and run in a northerly direction along the west line of said NE 1/4 of NW 1/4 of said Section 16 for a distance of 614.55 feet, more or less, to the point of beginning.

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