

Inst # 1998-00597

SEND TAX NOTICES TO:

**LEROUX ENTERTAINMENT CORPORATION OF
AMERICA (doing business as TWIN PINES
RESORT AND CONFERENCE CENTER)
1200 Twin Pines Road
Sterrett, Alabama, 35147**

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Sixty-Five Thousand Dollars (\$65,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ROBERT M. GRILLS** ~~a(n) (un)married~~ man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **LEROUX ENTERTAINMENT CORPORATION OF AMERICA (doing business as TWIN PINES RESORT AND CONFERENCE CENTER)** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6 day of January, 1998.


ROBERT M. GRILLS

L.S.

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT M. GRILLS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of January, 1997


NOTARY PUBLIC

My Commission Expires: 6/7/99

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

Grantor: ROBERT M. GRILLS
Grantee: LEROUX ENTERTAINMENT CORPORATION OF AMERICA (doing
business as TWIN PINES RESORT AND CONFERENCE CENTER)

A parcel of land situated in the East half of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East; thence proceed S 0°06'27"E (Astronomical Bearings) along the East line of said Section 27, 400.00 feet to an iron pin set at the point of beginning of said parcel; thence continue along previous course and said East line of Section 27, 1971.00 feet to an iron pin set; thence proceed S 89°53'33" W 312.00 feet to an iron pin set; thence proceed N 0°06'27" W parallel to the East line of said Section 27, 1659.00 feet to an iron pin set; thence proceed N 44°53'33" E, 441.24 feet to the point of beginning of said parcel.

SUBJECT TO: i) taxes and assessments for 1998, a lien but not yet payable; ii) ~~Restrictions, Covenants and Conditions recorded in Instrument 1998-00597~~; iii) Transmission Line Permit to Alabama Power Company, recorded in Deed Book 207, page 223; and iv) Title to all minerals within and underlying the premises that are not owned by Grantor, together with all mining and other rights, privileges and immunities relating thereto as recorded in and as set out in Real Book 59, page 456, as corrected in Real Book 61, page 928, and Real Book 59, page 461.

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Exa.ded 1/6/98 2:18pm

01/08/1998-00597
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 78.50