

The price of the property conveyed is \$863,573.00

This instrument prepared by:

✓ Peter E. Barber, Esq.

Wallace, Jordan, Ratliff & Brandt, L.L.C.

800 Shades Creek Parkway, Suite 400

Birmingham, Alabama 35209

Send Tax Notices To:

Lake Forest, L.L.C.

200 Union Hill Drive

Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

864,880

Inst # 1998-04842

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantor, **DOLLAR, INC.**, an Alabama corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **LAKE FOREST, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and described on Exhibit A hereto, but subject to that certain mortgage recorded under Instrument 1997-39391 and that certain Assignment of Rents and Leases recorded under Instrument 1997-39393, each in the Office of the Judge of Probate of Shelby County, Alabama..

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; 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

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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 officers to hereunto set their signatures as the act of such GRANTOR under seal, this the 4th day of February, 1998.

DOLLAR, INC.

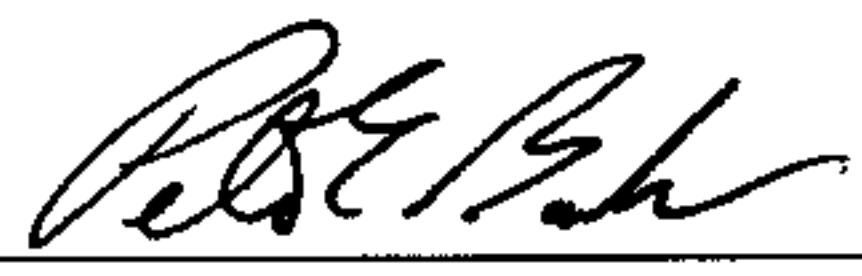
By:  (SEAL)
Thomas H. Brigham, Jr.
Its President

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 4th day of February, 1998.


Notary Public

My Commission Expires: 7/15/98

WEYGAND SURVEYORS, INC.169 OXMOOR ROAD
HOMEWOOD, ALABAMA 35209SUBDIVISION PLANNING
STREET IMPROVEMENTS
STORM DRAINAGE
AERIAL MAPPINGSANITARY SEWERAGE
TOPOGRAPHIC MAPPING
CONSULTING
LAND SURVEYING

LAKE FOREST ACREAGE

PARCEL I:

Part of the SE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 9, run in a Southerly direction along the East line of said Section 9 for a distance of 2348.99 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 10 minutes and run in a Westerly direction for a distance of 200.0 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 10 minutes and run in a Southerly direction for a distance of 300.14 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 07 minutes 31 seconds and run in a Westerly direction for a distance of 2448.59 feet to an existing iron pin; thence turn an angle to the right of 81 degrees 54 minutes 55 seconds and run in Northerly direction for a distance of 75.0 feet to an existing iron pin; thence turn an angle to the right of 24 degrees 09 minutes 18 seconds and run in Northeasterly direction for a distance of 245.12 feet to an existing iron pin; being on a curve said curve being concave in a Northeasterly direction and having a radius of 178.0 feet and a deflection angle of 3 degrees 00 minutes 54 1/2 seconds; thence turn an angle to the left (78 degrees 12 minutes 47 seconds to chord of said curve) and run in a Northwesterly direction along the arc of said curve for a distance of 18.73 feet; thence turn an angle to the right (88 degrees 17 minutes 53 seconds from the chord of last mentioned curve) and run in Northeasterly direction for a distance of 188.05 feet; thence turn an angle of 53 degrees 18 minutes 08 seconds and run in Easterly direction for a distance of 589.24 feet; thence turn an angle to the left of 46 degrees 15 minutes 06 seconds and run in a Northeasterly direction for a distance of 356.84 feet; thence turn an angle to the left of 54 degrees 58 minutes 20 seconds and run in a Northwesterly direction for a distance of 205.92 feet; thence turn an angle to the left of 88 degrees 04 minutes 14 seconds and run in a Southwesterly direction for a distance of 170.63 feet; thence turn an angle to the right of 64 degrees 12 minutes 51 seconds and run in a Northwesterly direction for a distance of 258.82 feet; thence turn an angle to the right of 65 degrees 31 minutes 28 seconds and run in Northeasterly direction for a distance of 209.82 feet; thence turn an angle to the right of 9° 02 minutes 51 seconds and run in a Northeasterly direction for a distance of 237.80 feet; thence turn an angle to the left of 21 degrees 53 minutes and run in Northeasterly direction for a distance of 438.09 feet; thence turn an angle to the right of 32 degrees 42 minutes 03 seconds and run in a Northeasterly direction for a distance of 334.86 feet; thence turn an angle to the right of 4 degrees 35 minutes 24 seconds and run in a Northeasterly direction for a distance of 303.03 feet; thence turn an angle to the right of 7 degrees 05 minutes 46 seconds and run in a Northeasterly direction for a distance of 267.02 feet; thence turn an angle to the left of 54 degrees 33 minutes 12 seconds and run in a Northeasterly direction for a distance of 175.0 feet more or less to a point on the North line of NE 1/4 of SE 1/4 of said Section 9; thence turn an angle to the right of 85 degrees 05 minutes and run in an Easterly direction along the North line of said NE 1/4 of SE 1/4 for a distance of 915.00 feet more or less to the point of beginning, containing 106.68 Acres more or less.

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LAKE FOREST ACREAGE**Parcel II:**

Part of the S 1/2 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of the NW 1/4 of the SE 1/4 of said Section 9, run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 250.0 feet to the point of beginning; thence continue in an easterly direction along last mentioned course for a distance of 1016.25 feet; thence turn an angle to the right of 97 degrees 04 minutes and run in a southwesterly direction for a distance of 325.0 feet; thence turn an angle to the right of 55 degrees 58 minutes 51 seconds and run in a southwesterly direction for a distance of 325.36 feet; thence turn an angle to the right of 19 degrees 04 minutes 53 seconds and run in a westerly direction for a distance of 219.06 feet; thence turn an angle to the left of 48 degrees 45 minutes 04 seconds and run in a southwesterly direction for a distance of 305.37 feet; thence turn an angle to the left of 17 degrees 52 minutes 55 seconds and run in a southwesterly direction for a distance of 445.0 feet; thence turn an angle to the left of 6 degrees 04 minutes 12 seconds and run in a southwesterly direction for a distance of 152.74 feet; thence turn an angle to the left of 12 degrees 55 minutes 54 seconds and run in a southerly direction for a distance of 148.0 feet; thence turn an angle to the right of 83 degrees 39 minutes 23 seconds and run in a westerly direction for a distance of 145.0 feet; thence turn an angle to the right of 8 degrees 41 minutes 45 seconds and run in a westerly direction for a distance of 340.0 feet; thence turn an angle to the right of 102 degrees 44 minutes 37 seconds and run in a northeasterly direction for a distance of 499.10 feet; thence turn an angle to the right of 98 degrees 53 minutes 59 seconds and run in a southeasterly direction for a distance of 7.32 feet; thence turn an angle to the left of 88 degrees 04 minutes 22 seconds and run in a northeasterly direction for a distance of 234.02 feet; thence turn an angle to the left of 14 degrees 0 minutes and run in a northeasterly direction for a distance of 820.0 feet, more or less, to the point of beginning. Containing 21.30 acres.

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LAKE FOREST ACREAGE

Parcel III:

Part of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Beginning at the Southeast corner of the SE 1/4 of the NW 1/4 of said Section 9, run in a Northerly direction along the East line of said 1/4-1/4 Section for a distance of 331.05 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 56 minutes 11 seconds and run in a Westerly direction for a distance of 1320.87 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 01 minute 04 seconds and run in a Southerly direction for a distance of 1561.53 feet to an existing iron pin; thence turn an angle to the right of 106 degrees 02 minutes 23 seconds and run in a Northwesterly direction for a distance of 212.59 feet to an existing iron pin; thence turn an angle to the left of 81 degrees 40 minutes 18 seconds and run in a Southwesterly direction for a distance of 20.0 feet; thence turn an angle to the left of 92 degrees 32 minutes 02 seconds and run in a Southeasterly direction for a distance of 55.56 feet; thence turn an angle to the right of 49 degrees 35 minutes 58 seconds and run in a Southeasterly direction for a distance of 146.11 feet; thence turn an angle to the right of 42 degrees 27 minutes 47 seconds and run in a Southwesterly direction for a distance of 82.0 feet; thence turn an angle to the right of 68 degrees 44 minutes 48 seconds and run in a Westerly direction for a distance of 330.0 feet to a point on the East right-of-way line of Shelby County Highway No. 17; thence turn an angle to the left of 78 degrees 52 minutes 09 seconds and run in a Southwesterly direction for a distance of 211.64 feet; thence turn an angle to the left of 90 degrees 44 minutes 38 seconds and run in a Southeasterly direction for a distance of 390.56 feet; thence turn an angle to the right of 27 degrees 26 minutes 33 seconds and run in a Southeasterly direction for a distance of 16.40 feet; thence turn an angle to the left of 40 degrees 29 minutes 28 seconds and run in an Easterly direction for a distance of 134.75 feet; thence turn an angle to the right of 90 degrees 01 minute 07 seconds and run in a Southerly direction for a distance of 11.0 feet; thence turn an angle to the left of 91 degrees 38 minutes 24 seconds and run in an Easterly direction for a distance of 83.64 feet; 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; 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; 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; 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; thence turn an angle to the left of 15 degrees 47 seconds 33 minutes and run in a Northeasterly direction for a distance of 95.52 feet; 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; thence turn an angle to the right of 5 degrees 06 minutes 08 seconds and run in a

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III cont'd.

Northeasterly direction for a distance of 107.70 feet; 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; 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; 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; 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; thence turn an angle to the right of 41 degrees 22 minutes 18 seconds and run in a Southeasterly direction for a distance of 50.1 feet; 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; thence turn an angle to the left of 46 degrees 11 minutes 13 seconds and run in a Northeasterly direction for a distance of 95.0 feet to a point on a curve; said curve being concave in a Northeasterly direction and having a deflection angle of 2 degrees 16 minutes 08 1/2 seconds and radius of 1277.15 feet; thence turn an angle to the left of (87 degrees 43 minutes 52 seconds to the chord of said curve) and run in a Northwesterly direction along the arc of said curve for a distance of 101.16 feet; thence turn an angle to the right of (90 degrees 48 minutes 34 seconds from last mentioned chord line) and run in Northeasterly direction for a distance of 297.99 feet; thence turn an angle to the left of 9 degrees 10 minutes 16 seconds and run in a Northeasterly direction for a distance of 375.0 feet; thence turn an angle to the right of 32 degrees 58 minutes 55 seconds and run in a Northeasterly direction for a distance of 180.0 feet; thence turn an angle to the right of 19 degrees 06 minutes 19 seconds and run in a Northeasterly direction for a distance of 235.0 feet more or less to the point of beginning, containing 40.87 acres more or less.

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