

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Consensus Corp.
1474-A West 84th Street
Hialeah, FL 33014-3363

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, CHARLES JOSEPH GAGLIANO AND WIFE MARY JO GAGLIANO (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CONSENSUS CORP., AN ALABAMA CORPORATION (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Tract 1 according to the Survey of Sonny's Bar-B-Q as recorded in Map Book 23, Page 123, Office of the Judge of Probate of Shelby County, Alabama (such Survey is referred to herein as the Record Map).

The property hereinabove conveyed is the same as that certain Parcel as described in a metes and bounds fashion on Exhibit A attached hereto and incorporated by reference herein.

Grantors reserve unto themselves, their heirs, successors and assigns and unto all public utility companies, a non-exclusive, perpetual easement running with the land for utilities under a portion of Tract 1 as shown on the Record Map of Sonny's Bar-B-Q recorded in Map Book 23, Page 123.

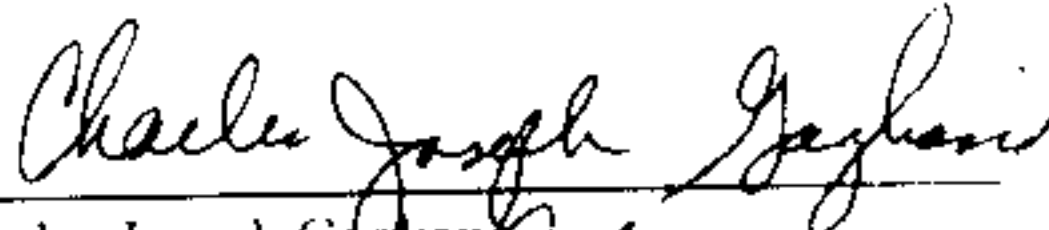
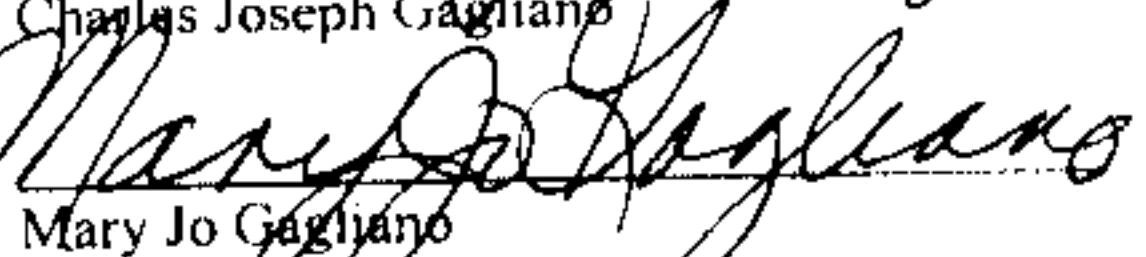
Grantors also grant, bargain, sell and convey to Grantee, its successors and assigns, a non-exclusive, ten(10) foot wide perpetual storm water easement, which runs with the land, said easement being located on Tract 2 as shown on the Record Map of Sonny's Bar-B-Q recorded in Map Book 23, Page 123.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Right-Of-Way granted to Alabama Power Company recorded in Volume 101, Page 506; Volume 112, Page 513; Volume 138, Page 50, and Volume 170, Page 258; (3) Less and except any portion of subject property lying within U.S. Highway 31; (4) Mineral and mining rights not owned by the Grantors.

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

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

IN WITNESS WHEREOF, the undersigned Charles Joseph Gagliano and wife Mary Jo Gagliano has hereunto set their hand and seal, this the 18 day of March, 1998.


Charles Joseph Gagliano

Mary Jo Gagliano

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03/20/1998-09904
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 513.50

Inst # 1998-09904

Margie Caty

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES JOSEPH GAGLIANO AND WIFE MARY JO GAGLIANO, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18 day of March, 1998.


Notary Public

My Commission Expires: 3.1.02

EXHIBIT 'A' GAZLIANO TO CONSENSUS

MDR-13-98 FRI 15:25

Inst # 1998-09904

DESCRIPTION:

TRACT 1 - CONVEYED TO GRANTEE BY THIS DEED

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE IN AN EASTERNLY DIRECTION A DISTANCE OF 452.73 FEET; THENCE 86°31'40" RIGHT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 1321.78 FEET; THENCE 47°06' RIGHT IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 250.20 FEET TO A POINT, SAID POINT BEING IN THE APPROXIMATE CENTER LINE OF AN EXISTING ROAD; THENCE 79°55'15" RIGHT, IN A NORTHWESTERLY DIRECTION ALONG SAID APPROXIMATE CENTER LINE, A DISTANCE OF 149.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 113.67 FEET AND A CENTRAL ANGLE OF 66°50'; THENCE SOUTHWESTERLY ALONG SAID CURVE AND APPROXIMATE CENTER LINE, A DISTANCE OF 132.59 FEET TO END OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 85.50 FEET TO A POINT ON THE EASTERLY R/W LINE OF NOW EXISTING HIGHWAY 31 SOUTH, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 2010.08 FEET AND SUBTENDED BY A CHORD LENGTH OF 868.19 FEET, AND FROM LAST DESCRIBED COURSE, TURN AN ANGLE OF 87°46'48" LEFT TO SAID CHORD; THENCE IN A SOUTHERLY DIRECTION ALONG SAID CURVE AND R/W LINE, A DISTANCE OF 875.07 FEET TO THE POINT OF SPIRAL TO CURVE OF SAID R/W; THENCE FROM THE LAST DESCRIBED CHORD, TURN 15°07'04" RIGHT TO CHORD OF SAID SPIRAL; THENCE IN A SOUTHERLY DIRECTION ALONG SAID SPIRAL AND R/W LINE A DISTANCE OF 257.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID ROAD RIGHT OF WAY FOR 49.81 FEET; THENCE TURN 1°31'12" RIGHT FOR THE CHORD OF SAID CURVE AND RUN SOUTHWESTERLY FOR 143.58 FEET; THENCE TURN 90°00'00" LEFT AND RUN SOUTHEASTERLY FOR 46.10 FEET; THENCE TURN 41°55'00" LEFT AND RUN NORTHEASTERLY 345.85 FEET; THENCE TURN 81°56'01" LEFT AND RUN NORTHWESTERLY FOR 176.47 FEET; THENCE TURN 98°03'56" LEFT AND RUN SOUTHWESTERLY FOR 275.74 FEET TO THE POINT OF BEGINNING.

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