

**SEND TAX NOTICES TO:**

**LEROUX ENTERTAINMENT CORPORATION  
OF AMERICA (doing business as TWIN PINES  
RESORT AND CONFERENCE CENTER)  
1770 Tullie Circle, N.E.,  
Atlanta, GA, 30329**

Inst # 1998-22523

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

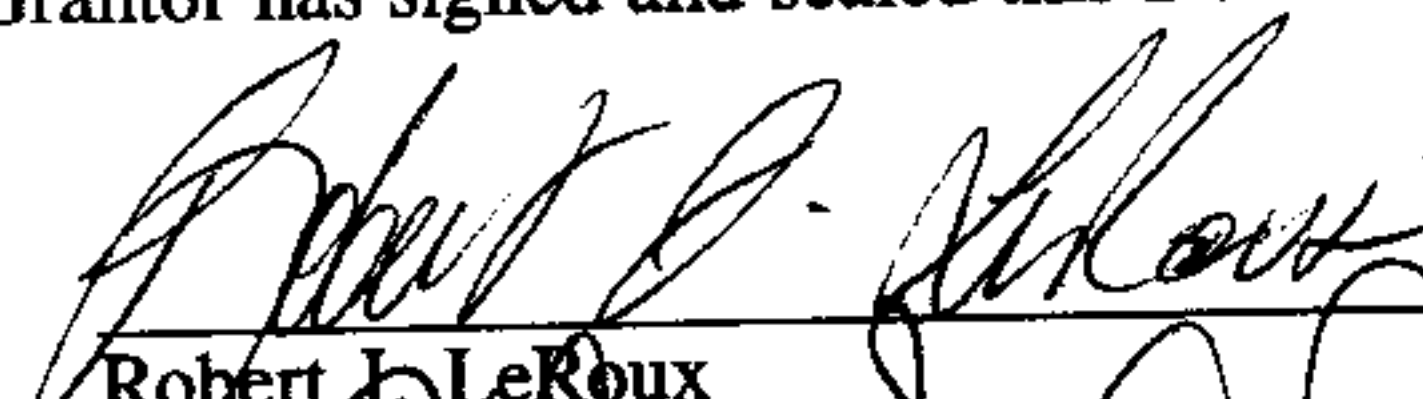
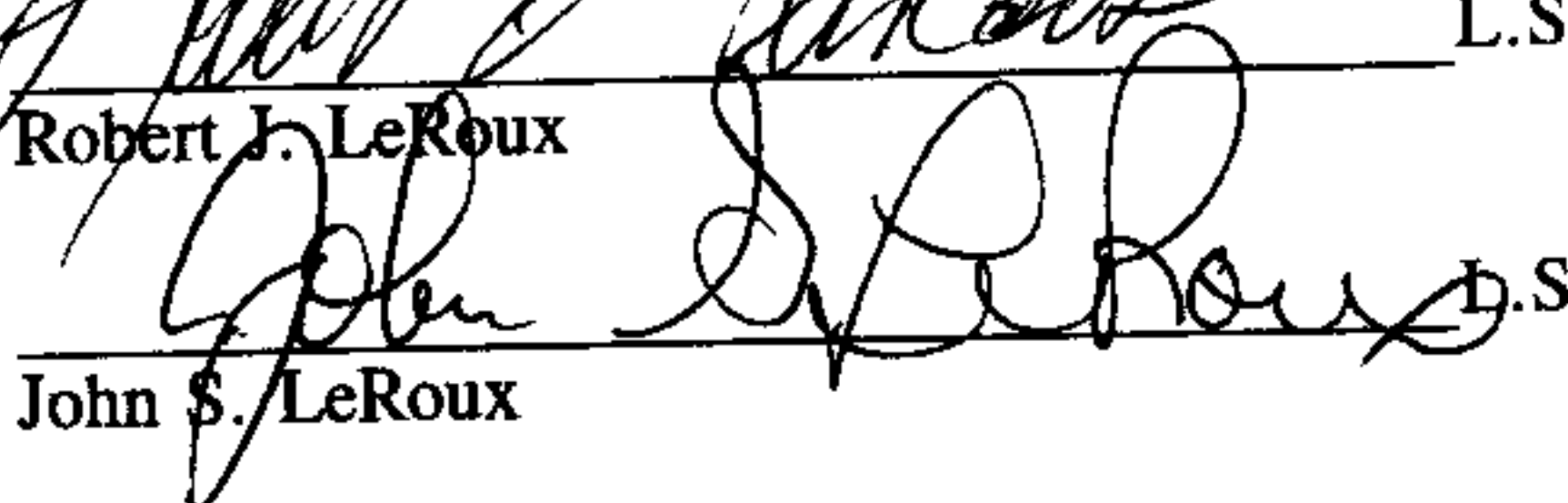
*#1,379,417.13  
MTG Balance*  
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Grantee assuming Grantor's obligations to Colonial Bank secured by a mortgage on the property described herein, and Ten Dollars (\$10.00), in hand paid, the receipt of which is hereby acknowledged, **ROBERT J. LEROUX** a ~~( )~~ married man, and **JOHN S. LEROUX** a ~~( )~~ 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 is not the homestead of Grantors nor of Grantors' spouse.]

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

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 15 day of June, 1998.

  
Robert J. LeRoux L.S.  
  
John S. LeRoux L.S.

ACCEPTANCE BY GRANTEE, and Grantee's agreement to assume Grantor's obligations to Colonial Bank secured by a mortgage on the property described on Exhibit "A".

LEROUX ENTERTAINMENT CORPORATION  
OF AMERICA (doing business as TWIN PINES  
RESORT AND CONFERENCE CENTER)

By: 

Robert J. LeRoux (President)

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. LeRoux and John S. LeRoux, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15 day of June, 1998.

  
NOTARY PUBLIC

My Commission Expires: 6/17/99

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

STATUTORY WARRANTY DEED

Grantor: Robert J. LeRoux and John S. LeRoux  
Grantee: LEROUX ENTERTAINMENT CORPORATION OF AMERICA (doing  
business as TWIN PINES RESORT AND CONFERENCE CENTER)

The SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 East and the NW  $\frac{1}{4}$  of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama as follows:

Begin at a 4" Channel Iron found at the accepted NW corner of Section 26 and the SW corner of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the accepted West line of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 23, a distance of 1323.26 feet to the accepted NW corner of the said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, being an old rebar with a new plastic cap bearing R.L.S. Number 4092, Raymond Shackelford and the name "Southern Land Surveying Company" thence turn an interior angle of 90°55'56" and run to the right in an Easterly direction along the accepted North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1347.84 feet to a 1" rebar found at the accepted NE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section thence turn an interior angle of 90°58'42" and run to the right in a Southerly direction along the accepted East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1241.59 feet to a 1" steel bar found in a rock pile at the accepted SE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Sections; thence turn an interior angle of 267°41'41" and run to the left in an Easterly direction along the accepted North line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama a distance of 1327.21 feet to a pine knot found at the accepted NE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence turn an interior angle of 90°55'34" and run to the right in a Southerly direction along the accepted East line of the NW  $\frac{1}{4}$  of Section 26 a distance of 2634.77 feet to a 1.25" open pipe found at the accepted SE corner of said  $\frac{1}{4}$  Section thence turn an interior angle of 90°51'32" and run to the right in a Westerly direction along the accepted South line of accepted SW corner of said  $\frac{1}{4}$  Section; thence turn an interior angle of 89°38'44" and run to the right in a Northerly direction along the accepted West line of said  $\frac{1}{4}$  Section a distance of 2605.21 feet, more or less to the POINT OF BEGINNING.

SUBJECT TO: i) 1998 taxes and assessments; ii) Mortgage to Colonial Bank recorded as Instrument 1996-0563; iii) Mortgage to Colonial Bank recorded as Instrument 1996-05605; iv) UCCs in favor of Colonial Bank; and v) restrictions, easements and other matters of record.

Inst # 1998-22523

06/17/1998-22523  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO3 MEL 14.50