

**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 # 1998-22524

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

298,162  
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the like kind exchange of real property to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **HEARTHSTONE PROPERTIES, LLC**, a limited liability company (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.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This instrument is executed by Grantor as required by the Articles of Organization and Operating Agreement and the same has not been modified or amended.]

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

**AND THE GRANTOR** does for itself and its 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 its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 15 day of June, 1998, in accordance with its Articles of Organization and Operating Agreement, and same has not been modified and amended.

**HEARTHSTONE PROPERTIES, LLC**

By: Benny Statton

(Its Member)

06/17/1998-22524

10:57 AM CERTIFIED

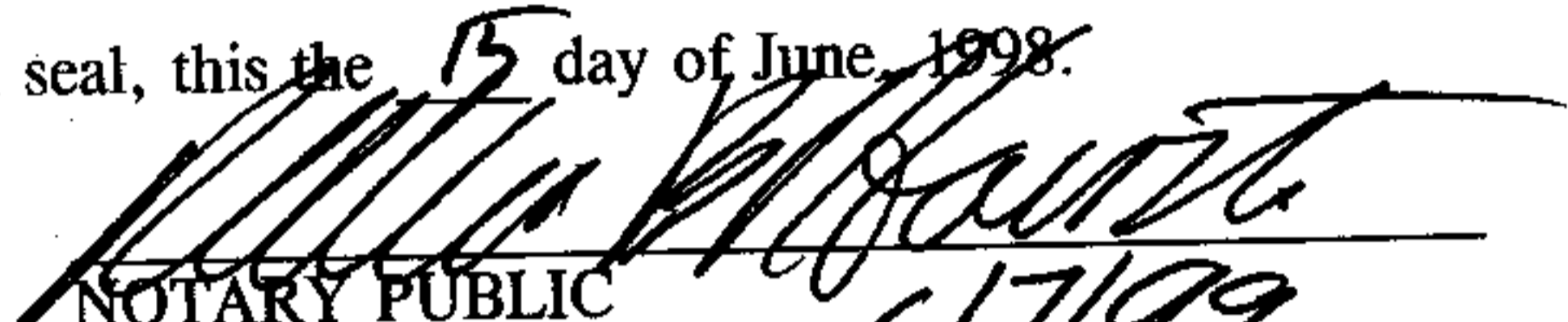
SHELBY COUNTY JUDGE OF PROBATE

003 MEL 62.00

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Berry Stalnaker, whose name as Member of HEARTHSTONE PROPERTIES, LLC, a limited liability company, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

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

  
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**  
**SALES CLOSING STATEMENT**  
**CERTIFICATE OF COMPANY ACTION**  
**AFFIDAVIT AND INDEMNITY**  
**NON-FOREIGN AFFIDAVIT**

Inst # 1998-22524  
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SHELBY COUNTY JUDGE OF PROBATE  
62.00  
003 MEL

Grantor: HEARTHSTONE PROPERTIES, LLC  
Grantee: LEROUX ENTERTAINMENT CORPORATION OF AMERICA (doing  
business as TWIN PINES RESORT AND CONFERENCE CENTER)

**PARCEL I:** The NE 1/4 of the SW 1/4 lying North of Twin Pines Road and also, the NW 1/4 of the SE 1/4 lying North and West of Twin Pines Road, all in Section 23, Township 18 South, Range 1 East; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**PARCEL II:** That part of the N 3/4 of SW 1/4 of the NW 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; which lies West of County Highway 45, and more particularly described as follows:

Begin at the NW corner of said SW 1/4 of the NW 1/4; thence run North 89 degrees 02 minutes 40 seconds East (Alabama Grid Bearing) along the 1/4 1/4 Section line, 1234.8 feet, more or less, to the Westerly right of way of County Highway 45; thence Southeasterly along said right of way, 112 feet, more or less, to a point on the East line of said SW 1/4 of the NW 1/4, at a point 49.3 feet South of the NE corner thereof; thence South 0 degrees 16 minutes 00 seconds West along said East line, 953.45 feet; thence South 89 degrees 12 minutes 10 seconds West, 1339.72 feet to the West line of said 1/4 1/4 Section; thence North 0 degrees 33 minutes 10 seconds East along said line, 999.14 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted

**SUBJECT TO:** i) mineral and mining rights not owned by Grantor; ii) general and special taxes or assessments for 1998; iii) Right of Way granted to South Central Bell by instrument recorded in Real 360, page 952 (Parcel I & II); iv) Easement to Sterrett-Vandiver Water Systems, Inc as shown by instrument recorded in Real 299, page 259 (Parcel I & II); v) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 142, page 662 (Parcel I & II); vi) Non-exclusive road right of way as reserved in Real 142, page 662 (Parcel I & II); and vii) Location of Woods Road as shown on the survey of Raymond Shackelford, dated 9/12/96 (Parcel I).