

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Harco, Inc., an Alabama corporation
c/o Rite Aid Corporation, Attn: Secretary
39 Hunter Lane
Camp Hill, PA 17011

11/13/1998-45042

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Ten Thousand and No/100 (\$310,000.00) Dollars to the undersigned grantor, GINGO-MORGAN PARK, an Alabama General Partnership, in hand paid by HARCO, INC., an Alabama Corporation, the receipt whereof is hereby acknowledged, the said GINGO-MORGAN PARK, an Alabama General Partnership (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said HARCO, INC., an Alabama Corporation (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described by the following metes and bounds legal description, based on a Boundary Survey prepared by Walter Schoel Engineering Company, Inc., dated August 27, 1998, to-wit:

Commence at the Northwest corner of said Section 31 (also known as the Southwest corner of Section 30); run thence Easterly along the North boundary of said Section 31 for a distance of 94.14 feet, to the Point of Beginning of the parcel herein described, said point also being a point on the Easterly right of way line of U. S. Highway 31; thence continue Easterly along said North boundary of Section 31 for a distance of 214.44 feet; thence 90° 25' 21" to the right in a Southerly direction for a distance of 90.00 feet, to a point on a line lying 90.00 feet South of the North boundary of said Section 31; thence 89° 34' 39" to the right in a Westerly direction along a line lying 90.00 feet South of and parallel with the aforesaid North boundary of Section 31 for a distance of 224.27 feet, to a point on the aforesaid Easterly right-of-way line of U. S. Highway 31, lying 100 feet Easterly of concentric with the centerline of said highway, being a spiral curve concave to the East having a length of 300.00 feet and a spiral angle of 4° 30'; thence 96° 39' 09" to the right (angle measured to the chord) in a Northeasterly direction along said right-of-way for a distance of 90.61 feet, to the Point of Beginning.

SUBJECT TO: (1) Current taxes; (2) Right of Way to Shelby County, as recorded in Deed Book 72, Page 406; Deed Book 101, Page 250, Deed Book 153, Page 295, and Deed Book 180, Page 288; (3) Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 101, Page 502, and Deed Book 145, Page 377.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are

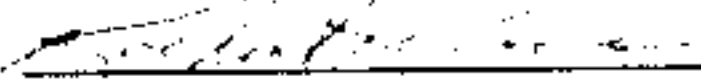
11/13/1998-45042
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 10th day of November, 1998.

GINGO-MORGAN PARK, an Alabama General Partnership

By: **Morgan-Park, Ltd. - Partner**

By: 
Robert W. Bone, General Partner

By: **Chenault Investment Co., Inc.
General Partner**

By: 
**Benford L. Chenault
As its: President**

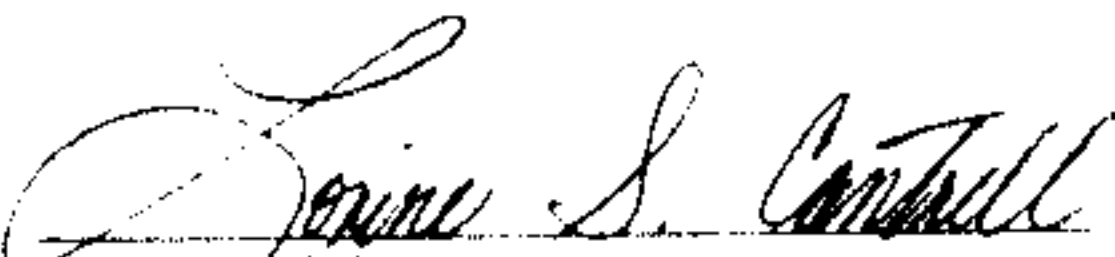
By: 
**Myra Jo Gingo
Partner**

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra Jo Gingo, whose name as Partner of GINGO-MORGAN PARK, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Partner, and with full authority, executed the same voluntarily for and as the act of said Partnership

Given under my hand and seal this 10th day of November, 1998.


Notary Public

My Commission Expires: 6-21-2001

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benford L. Chenault, whose name as President of Chenault Investment Co., Inc., as General Partner of Morgan-Park, Ltd., as Partner of GINGO-MORGAN PARK, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, in its capacity as General Partner of Morgan-Park, Ltd., as Partner of GINGO-MORGAN PARK

Given under my hand and seal this 10th day of November, 1998.


Notary Public

My Commission Expires: 6-21-2001

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Bone, whose name as General Partner of Morgan-Park, Ltd., an Alabama Limited Partnership, as Partner of GINGO-MORGAN PARK, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said Morgan-Park, Ltd., in its capacity as Partner of GINGO-MORGAN PARK.

Given under my hand and seal this 10th day of November, 1998.


Notary Public

My Commission Expires: 6-21-2001

Inst. # 1998-45042

11/13/1998-45042
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 323.50