

This instrument was prepared by
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P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: Donald Y. Stonicher and
(Name) Jean O. Stonicher
(Address) 111 Shoal Creek Circle
Montevallo, AL 35115

Corporation Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO MILLION, FIVE HUNDRED EIGHTY-ONE THOUSAND, SIX HUNDRED EIGHT and 00/100, (\$2,581,608.00) DOLLARS to the undersigned grantor, SHELMONT, INC., d/b/a LUCKY'S FOODLAND a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto DONALD Y. STONICHER and wife, JEAN O. STONICHER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by DONALD Y. STONICHER, its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of NOVEMBER, 19 99.

SHELMONT, INC., d/b/a LUCKY'S FOODLAND

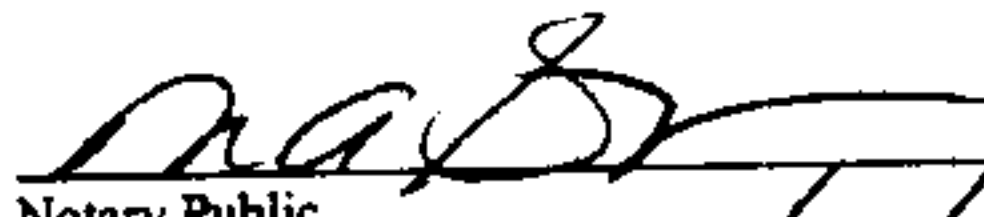
ATTEST

By: 
Its: PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that DONALD Y. STONICHER whose name as PRESIDENT of SHELMONT, INC., d/b/a LUCKY'S FOODLAND a corporation, 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/she, 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 10th day of NOVEMBER, 19 99.


Notary Public
My Commission Expires: 9/13/2001

11/12/1999-46486
04:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00

Inst # 1999-46486

EXHIBIT "A"

Commence at the southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence easterly along the south line of said Section 3 a distance of 552.46 feet to a point; thence turn a deflection angle of 46 degrees 20 minutes 42 seconds to the left and run northeasterly 832.81 feet to a point; thence turn 91 degrees 26 minutes 10 seconds left and run northwesterly 477.57 feet to a point; thence turn 91 degrees 29 minutes 28 seconds right and run northeasterly 417.63 feet to a point; thence turn 91 degrees 32 minutes 12 seconds left and run northwesterly 351.94 feet to a point; thence turn 34 degrees 43 minutes 43 seconds right and run north-northwesterly 613.10 feet to a point; thence turn 155 degrees 53 minutes 11 seconds left and run southerly a distance of 151.09 feet to a steel pin corner and the POINT OF BEGINNING of the property being described; thence turn 29 degrees 26 minutes 04 seconds right and run southwesterly along an old existing fence line 673.81 feet to a steel pin corner; thence turn 73 degrees 26 minutes 09 seconds right and run west-northwesterly along an old fence line 737.87 feet to a steel pin corner at a fence corner; thence turn 83 degrees 24 minutes 31 seconds right and run northerly along old fence line 482.21 feet to a steel pin corner on the southerly margin of Alabama Highway No. 25; thence turn 45 degrees 37 minutes 21 seconds right to chord and run northeasterly along said south margin of said Highway No. 25 a distance of 144.47 feet to a concrete right of way monument; thence turn 02 degrees 48 minutes 41 seconds right to chord and continue along said south margin of said Highway No. 25 a distance of 68.40 feet to a concrete right of way monument; thence turn 10 degrees 59 minutes 49 seconds right and continue along said margin of said Highway a distance of 57.22 feet to a concrete right of way monument; thence turn 09 degrees 49 minutes 46 seconds left and continue along said margin of said highway a distance of 49.63 feet to a steel pin corner; thence turn 113 degrees 41 minutes 39 seconds right and run southerly a distance of 167.80 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 100.00 feet to a steel pin corner; thence turn 56 degrees 29 minutes 53 seconds right and run southerly 70.51 feet to a steel pin corner; thence turn 80 degrees 17 minutes 15 seconds left and run easterly 30.34 feet to a steel pin corner; thence turn 85 degrees 16 minutes 10 seconds right and run southerly along an existing fence line 129.85 feet to a steel pin corner; thence turn 83 degrees 03 minutes 19 seconds left and run easterly along an existing fence line 525.20 feet to the point of beginning.

According to the survey of Joseph E. Coan, Jr., Alabama Registered M.S. #9049, dated September 11, 1997.

SUBJECT TO:

-Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.

-Permits to Alabama Power Company recorded in Deed Book 179, Page 86 and Deed Book 232, Page 370 in Probate Office of Shelby County, Alabama.

-FIRST MORTGAGE EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$1,581,608.00.

-SECOND MORTGAGE EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF ALABAMA COMMUNITY DEVELOPMENT CORPORATION, IN THE SUM OF \$1,000,000.00.

DATED: NOVEMBER 10, 1999


SHELMONT, INC. dba LUCKY'S FOODLAND
By: Donald Y. Stonicher
Its: President

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SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00