

This instrument was prepared by:

(Name) Stella K. Tipton
(Address) 2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) _____
(Address) _____**WARRANTY DEED**STATE OF MarylandCOUNTY } Baltimore

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Five Thousand & No/100 Dollars (\$95,000.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Judith L. Sauer a/k/a Judith L. Pritchett, a married woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leroux Entertainment Corporation of America

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:**PARCEL A:**

All that part of the NE ¼ of the SE ¼, Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, lying South and East of dirt road.

PARCEL B:

Begin at the SE corner of the NW ¼ of the SE ¼ of Section 23, Township 18 South, Range 1 East; thence run West along the South line thereof for a distance of 1347.97 feet to the Southwest corner; thence turn right 90 deg. 55 min. 57 sec. and run North along the West line thereof for a distance of 259.20 feet; thence right 60 deg. 14 min. 01 sec. for a distance of 158.04 feet; thence left 23 deg. 07 min. 52 sec. for a distance of 11.05 feet; thence right 54 deg. 35 min. 14 sec. for a distance of 1201.33 feet to the East line thereof; thence right 87 deg. 38 min. for a distance of 288.13 feet to the point of beginning.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, OR HER SPOUSE.**Subject to:** Taxes for 2000 and subsequent years. Easments, restrictions, reservations and right(s) of way of record.

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 34 page 530, Deed Book 266 page 459, Deed Book 265 page 334 and Deed Book 249 page 9, as recorded in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th
day of February, 2000

(Seal)

(Seal)

(Seal)

Judith L. Sauer a/k/a (Seal)
Judith L. Sauer a/k/a Judith L. Pritchett (Seal)
Judith L. Pritchett (Seal)STATE OF MarylandBaltimore County }

General Acknowledgment

I, William A. Duncan a Notary Public in and for said County,
in said State, hereby certify that Judith L. Sauer who is one in the same as Judith L. Pritchettwhose name(s) 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, has executed the same voluntarily on the day the same bears dateGiven under my hand and official seal, this 14th day of February, 2000My Commission Expires: 7/1/00William A. Duncan
Notary Public02/15/2000-04966
10:19 AM JERRY L. LEE
SHELBY COUNTY

001 MS 103.50

Inst # 2000-04766