

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:
ANTHONY T. LEPORE, ESQ.
P.O. Box 823662
South Florida, FL 33082-3662

SEND TAX NOTICE TO:
Progressive United Communications, Inc.
607 Cricklewood Terrace
Heathrow, FL 32746

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN (\$10.00) to the undersigned grantor, WBYE BROADCASTING COMPANY, INC., an Alabama 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 PROGRESSIVE UNITED COMMUNICATIONS, INC. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit;

Begin at the SW corner of the SE ¼ of NE ¼ of Section 4, Township 24 North, Range 13 East and run East along said forty acre line 550 feet; thence turn an angle of 98 degrees to the left and run in a westerly direction 530 feet to a point 20 feet East of the West line of said forty acres; thence North and parallel to said 40 acre line 337.7 feet, plus or minus, to the South line of the Calera radio station lot; thence turn an angle of 78 degrees 49 minutes to the right and run in a northeasterly direction 130 feet; thence North and parallel with the West line of said forty acres 150 feet to the southerly ROW line of Alabama Hwy. 25; thence along same in a westerly direction 150 feet, plus or minus, to the West line of said forty acres; thence along said 1037.7 feet, plus or minus, to the point of beginning.

Said parcel also being described as: Begin at the intersection of the South ROW of Alabama 25 with West line of E ½ of NE ¼ Section 4, Township 24 North, Range 13 East, thence East on South ROW 133 feet; thence southerly 150 feet; thence southwesterly 150 feet; thence North 150 feet to point of beginning.

LESS AND EXCEPT property described in Inst. No. 1992-19250, sold to the State for Highway 25 expansion.

UNIT NO: 58-35-2-04-1-001-005

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their assigns, or its successors and assigns forever.

Inst # 2000-15061
05/08/2000-15061
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.50

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their devisees, executors or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has 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 against the lawful claims of all persons.

*"Grantor" and "grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, the said GRANTOR by its Conservator, who is authorized to execute this conveyance, hereto set its signature and seal this 8th day of May, 2000.

ATTEST:

Witness

WBYE Broadcasting Company, Inc.

Joseph E. Walden
By: Joseph E. Walden, as
Conservator of the Estate of
Benjamin Franklin and of the Estate
of Elizabeth Franklin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Laurie A. Walden a Notary Public in and for said County, in said State, hereby certify that JOSEPH E. WALDEN, whose name as Conservator of the Estates of Benjamin Franklin and Elizabeth Franklin, the sole officers, directors and shareholders of WBYE Broadcasting Company, Inc., 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 as such authorized 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 8th day of May, 2000.

Laurie A. Walden

NOTARY PUBLIC

Printed Name: Laurie A. Walden

MY COMMISSION EXPIRES JULY 16, 2001

Inst # 2000-15061

05/08/2000-15061
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.90