

Send Tax Notice To:  
Rex Kelley Enterprises, Inc.  
2015 Old Highway 31 South  
Pelham, AL 35244

✓ This instrument was prepared by:  
✓ Claude McCain Moncus, Esq.  
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400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
(205) 879-5959

Inst # 2000-36432  
10/19/2000-36432  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HMB 55.00

## GENERAL WARRANTY DEED

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

That in consideration of Two Hundred Ninety Thousand and no/100 Dollars (\$290,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Mark W. Digiorgio, a married man, Richard S. Jaffe, an unmarried man, George R. Digiorgio, a married man, Roger D. Burton, a married man, George Richard Digiorgio, a married man and LADCO, INC., an Alabama Corporation** (herein collectively referred to as Grantors), being all the joint venture owners of **GALLERIA PROPERTIES**, a joint venture, do grant, bargain, sell and convey unto **REX KELLEY ENTERPRISES, INC., an Alabama Corporation**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

The property described in Exhibit "A" is not nor ever has been the homestead of any of the Grantors or any of the Grantors' spouses.

\$260,000.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.


**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.


And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals as the Members of the Company this the 17<sup>th</sup> day of October, 2000.

**VENTURERS:**

 (L.S.)  
Mark W. Digiorio


 (L.S.)  
Richard S. Jaffe

 (L.S.)  
George R. Digiorio

 (L.S.)  
Roger D. Burton

 (L.S.)  
George Richard Digiorio

**LADCO, INC.**

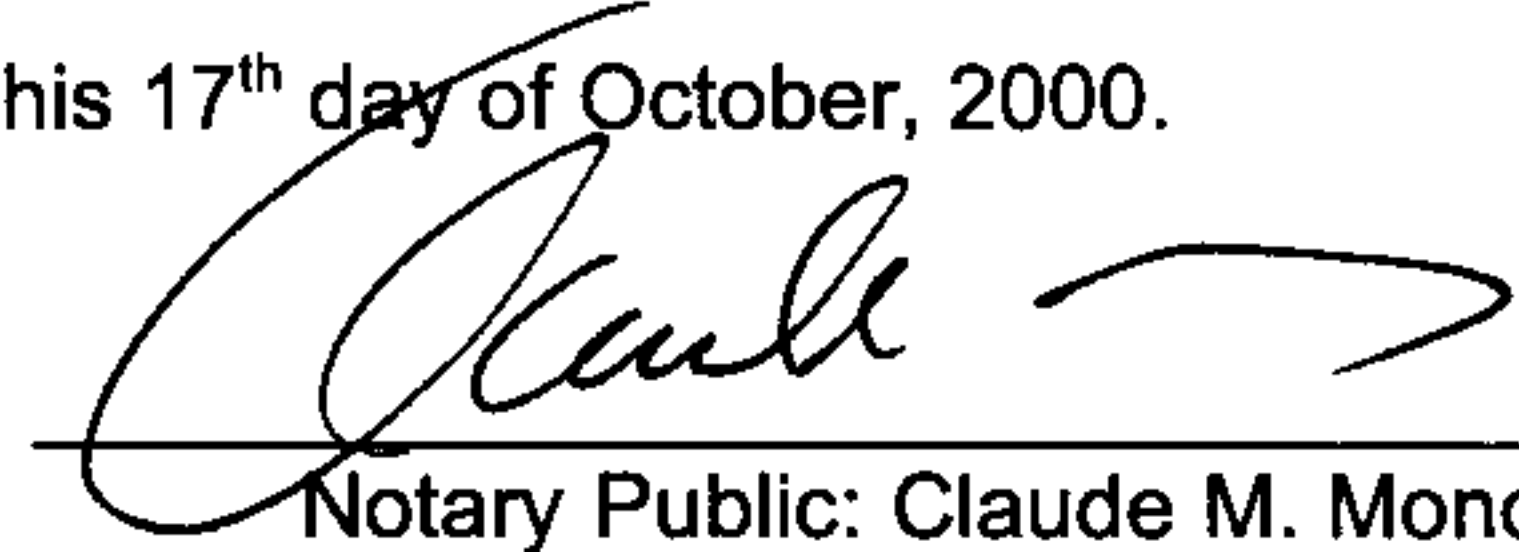
By:  (L.S.)  
George R. Digiorio  
Its President

STATE OF ALABAMA     )  
                                     :  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark W. Digiorgio, Richard S. Jaffe, George R. Digiorgio, Roger D. Burton, and George Richard Digiorgio** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of October, 2000.

[NOTARY SEAL]

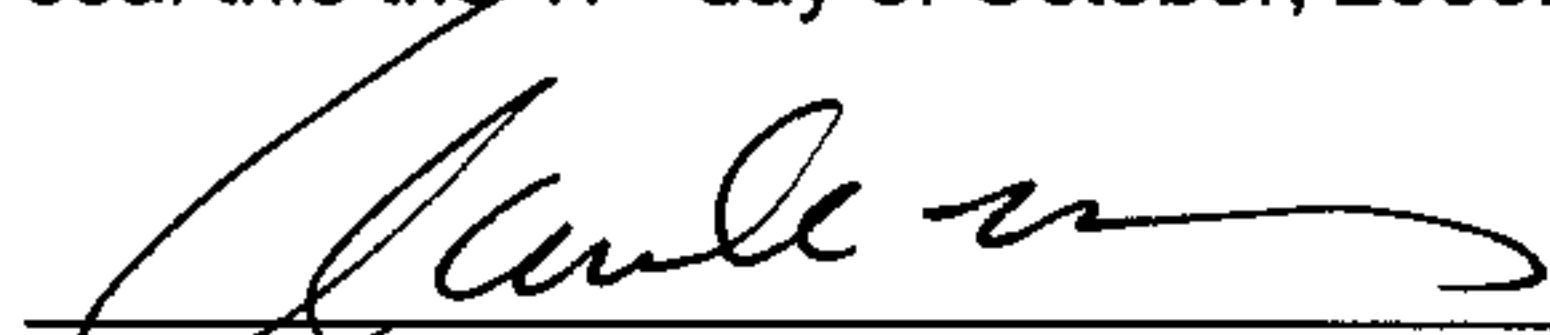
  
\_\_\_\_\_  
Notary Public: Claude M. Moncus  
My Commission Expires: 12/28/03

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **George R. Digiorgio** whose name as President of LADCO, INC., an Alabama Corporation, 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 the instrument, he as President of LADCO, INC., and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 17<sup>th</sup> day of October, 2000.

[NOTARY SEAL]

  
\_\_\_\_\_  
Notary Public: Claude M. Moncus  
My commission expires: 12/28/03

## EXHIBIT "A"

Lot 2, according to the Survey of Riverchase Trace Center, as recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due October 1, 2001;
2. Reciprocal Easement Agreement by and between Galleria Properties and Dane Line, Inc., dated May 28, 1991, recorded in Real Volume 356, Page 319;
3. Easements and building line as shown on recorded map;
4. Restrictions appearing of record in Real Volume 192, Page 886. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 167, Page 117; Deed Book 194, Page 58; Deed Book 101, Page 500; Deed Book 101, Page 569; Deed Book 11, Page 153; Deed Book 129, Page 38; Deed Book 164, Page 177; Deed Book 228, Page 197; Deed Book 240, Page 429; Deed Book 251, Page 514, and Real Volume 28, Page 759;
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 6, Page 80; Deed Book 24, Page 35; Deed Book 127, Page 140; Deed Book 127, Page 142, and Deed Book 111, Page 625;
7. Right of way granted to Alabama Gas Co. as recorded in Deed Book 215, Page 47;
8. Right of way granted to Shelby County as recorded in Deed Book 102, Page 441 and under Condemnation Proceedings recorded in Probate Minutes Book 7, Pages 38 and 46.

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SHELBY COUNTY JUDGE OF PROBATE

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