

This instrument prepared by:
Stephen P. Leara, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send tax notices to:
Richey's Property, L.L.C.
1681 Montgomery Highway
Hoover, Alabama 35216
Attn: Mr. George A. Drakos

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Seven Thousand, One Hundred Thirty-Five and 45/100 Dollars (\$407,135.45) to the undersigned grantor, **DRAKOS FAMILY PARTNERSHIP**, an Alabama General Partnership (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **RICHEY'S PROPERTY, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the SE ¼ of Section 28, Township 19 South, Range 2 East, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SW ¼ of the SE ¼ of Section 28, Township 19 South, Range 2 East, thence run North along the East line of said ¼-¼ section for a distance of 1090.97 feet; thence turn an angle of 86 degrees, 03 minutes, 00 seconds to the left and run a distance of 195.24 feet to the POINT OF BEGINNING; thence continue on last said course for a distance of 184.94 feet; thence turn an angle of 0 degrees, 08 minutes, 34 seconds to the left and run a distance of 156.90 feet to a point on the Southeasterly right of way line of the U.S. Highway No. 231 (80 feet R.O.W.); thence turn an angle of 116 degrees, 24 minutes, 54 seconds to the right and run along said right of way for a distance of 208.70 feet; thence turn an angle of 63 degrees, 38 minutes, 10 seconds to the right and leaving said right of way, run a distance of 157.20 feet; thence turn an angle of 15 degrees, 41 minutes, 36 seconds to the right and run a distance of 154.00 feet; thence turn an angle of 95 degrees, 27 minutes, 35 seconds to the right and run a distance of 156.00 feet to the POINT OF BEGINNING.

Subject to the following exceptions:

1. General and special taxes or assessments for the year 2000 and subsequent years not yet due and payable.
2. Restrictions appearing of record in Instrument #1997-18849.
3. Mortgage given by Drakos Family Partnership, an Alabama General Partnership, to Colonial Bank, recorded in Instrument #1999-3762; together with Assignment of Rents and Leases recorded in

2000-37347
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Instrument #1999-3767; and UCC-1 Financing Statement recorded in Instrument 1999-3768; in the Probate Office of Shelby County, Alabama.

4. Right of Way granted to Shelby County, Alabama recorded in Book 90, Page 113; Book 95, Page 481; Book 95, Page 482; Book 95, Page 484; Book 104, Page 448, Book 105, Page 139; Book 106, Page 404; Book 114, Page 563; Book 114, Page 468; Book 117, Page 31; Book 117, Page 51, and Book 226, Page 507.

NOTE: \$107,135.45 of the purchase price stated above is represented by the assumption of that certain mortgage debt in favor of Colonial Bank shown as exception no. 3 above.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, DRAKOS FAMILY PARTNERSHIP, an Alabama General Partnership, by such partner and with full authority, executed the same voluntarily for and as the act of said partnership executed this Warranty Deed as the act of such GRANTOR, this the 15th day of October, 2000.

**DRAKOS FAMILY PARTNERSHIP,
an Alabama general partnership**

By: _____


GEORGE A. DRAKOS
Its General Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GEORGE A. DRAKOS**, whose name as General Partner of Drakos Family Partnership, an Alabama general partnership, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 15th day of October, 2000.

Stephen P. Linn
NOTARY PUBLIC
My Commission Expires: 11-24-2001

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