

Send Tax Notice To:  
BITE FAMILY PARTNERSHIP, LTD.  
% Stan Huner  
2700 Rogers Dr. Suite 101  
Attn: Birmingham, AL 35209

This Instrument Prepared by:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
Post Office Box 59807  
Birmingham, Alabama 35259-0807

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## GENERAL WARRANTY DEED

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

That in consideration of Nine Hundred Seventy Five Thousand and no/100 Dollars (\$975,000.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **AAPELHAM, LLC, an Alabama Limited Liability Company** (herein referred to as Grantor) does grant, bargain, sell and convey unto **BITE FAMILY PARTNERSHIP, LTD., an Alabama Limited Partnership** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama.

Lot 2, according to the Survey of Pelham Parkway North Commercial Subdivision, as recorded in Map Book 27, Page 113 in the Probate Office of Shelby County, Alabama.

Subject to Ad valorem taxes, easements, restrictions and covenants of record.

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

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

09/14/2001-39942  
03:43 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

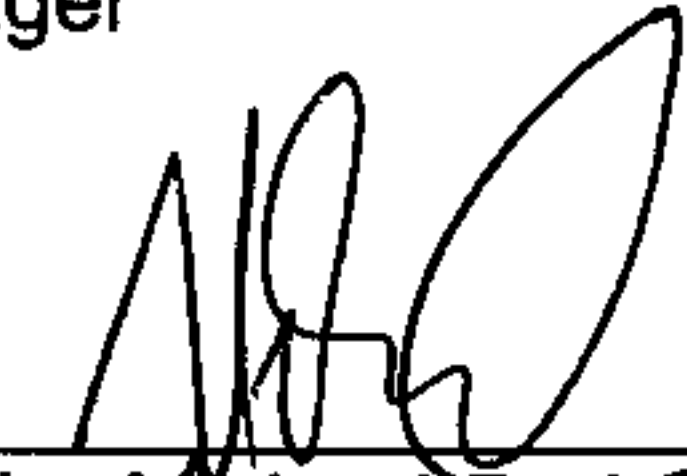
002 MSB 992.00

Inst # 2001-39942

**IN WITNESS WHEREOF**, the undersigned has hereto set his hand and seal this 14<sup>th</sup> day of September, 2001.

**AAPELHAM, LLC**, an Alabama Limited Liability Company

By: **BODNAR INVESTMENT GROUP, INC.**, an Alabama Corporation, Its Manager

By:  [SEAL]  
John Michael Bodnar  
Its Vice President

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John Michael Bodnar, whose name as Vice President of Bodnar Investment Group, Inc., an Alabama Corporation, the Manager of **AA PELHAM, LLC**, an Alabama Limited Liability Company, 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 said instrument, he as such officer of Bodnar Investment Group, Inc. and with full authority, executed the same for and as the act of said corporation in its capacity as the Manager of said limited liability company.

Given under my hand and official seal this 14<sup>th</sup> day of September, 2001.

  
Notary Public  
My Commission Expires: 11-28-04

[NOTARIAL SEAL]

Inst # 2001-39942