

✓ This instrument was prepared by:  
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420 North 20th Street  
3100 SouthTrust Tower  
Birmingham, Alabama 35203

Send Tax Notice to:  
Hong Kim  
1513 Eden View Circle  
Hoover, Alabama 35244

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

### KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Fifty-two Thousand Two Hundred Fifty Dollars (\$152,250.00) and other good and valuable consideration to the undersigned grantor, **THE MONEY STORE INVESTMENT CORPORATION**, ("Grantor"), in hand paid by **HONG KIM and MYUNG KIM** (hereinafter collectively referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated by reference for all purposes.

**SUBJECT, HOWEVER,** to the following:

1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
2. General and special taxes and assessments for 2002 and subsequent years not yet due and payable.
3. 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 127, Page 140 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company as recorded in Deed Book 101, Page 551 in said Probate Office and Deed Book 185, Page 471 in said Probate Office.
5. Intentionally left blank.
6. Intentionally left blank.
7. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by MMG Enterprises, LLC to the Money Store Investment Corporation, as recorded in Instrument #1997-38767, in the said Probate Office; said foreclosure being evidenced by the foreclosure deed to the Money Store

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SHELBY COUNTY JUDGE OF PROBATE

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Investment Corporation, as recorded in Instrument #2001-45140, in said Probate Office.

8. Utility Easements, covenants and restrictions, building lines of record, present zoning classification and other matters which would be disclosed by an accurate survey.

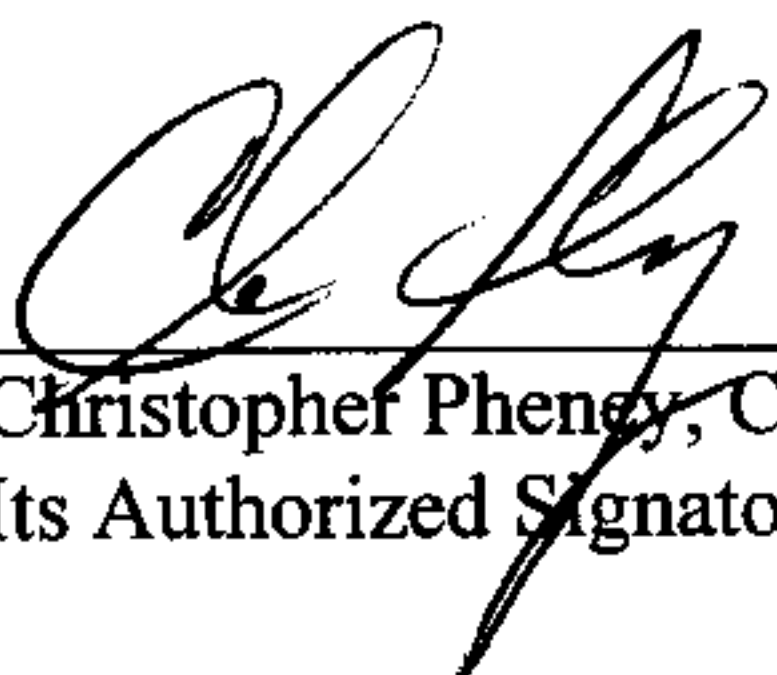
**TO HAVE AND TO HOLD** unto the said Grantee, Grantee's successors and assigns forever.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

**IN WITNESS WHEREOF**, Grantor has caused this Statutory Warranty Deed to be executed by its duly authorized officer on this 13 day of March, 2002.

**GRANTOR:**

THE MONEY STORE INVESTMENT CORPORATION

By:   
Christopher Phenev, Credit Service Officer  
Its Authorized Signatory

STATE OF New Jersey )  
Union COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher Phenev, whose name as Credit Service Officer of The Money Store Investment Corporation, is signed to the foregoing deed, 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 and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 13 day of March, 2002.

  
NOTARY PUBLIC  
(SEAL)

My Commission Expires:

**Jonathan B. Harkin**  
Notary Public of NJ  
My Commission Expires  
March 21, 2006

**EXHIBIT A**

Beginning at a found 1" open top pipe corner that represents the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and run thence South 01 degrees, 27 minutes, 46 seconds East along the East line of said quarter-quarter a distance of 161.93 feet to a found 1" open top pipe corner; thence run North 78 degrees, 14 minutes, 33 seconds West a distance of 163.96 feet to a found "X" (in a concrete) flume corner on the Easterly margin of Shelby County Highway No. 261; thence run North 11 degrees, 52 minutes, 08 seconds East along said margin of said Highway a distance of 130.88 feet to a found rebar corner on the North line of same said quarter-quarter section; thence run North 89 degrees, 49 minutes, 37 seconds East along said quarter-quarter section line a distance of 129.47 feet to the point of beginning.

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