

This instrument was prepared by:

Susan E. Foxworth, Esq.  
King & Spalding  
191 Peachtree Street, N.E.  
Atlanta, Georgia 30303-1763

After recording return to:

Susan Gibson  
LandAmerica National Commercial Services  
4111 Executive Parkway, Suite 304  
Westerville, Ohio 43081

STATE OF ALABAMA  
SHELBY COUNTY

**STATUTORY WARRANTY DEED**

THIS INDENTURE, made and entered into on this 6<sup>th</sup> day of June, 2002, by and between ATLANTIC FINANCIAL GROUP, LTD., a Texas limited partnership ("Grantor") and DOLGENCORP, INC., a Kentucky corporation ("Grantee"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH: That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by said Grantee unto Grantor, the receipt of which sum of money is hereby acknowledged, Grantor does by these presents grant, bargain, sell, and convey unto Grantee, in fee simple, all that tract or parcel of land as more particularly described on Exhibit A, attached hereto and by this reference incorporated herein (the "Property"). The conveyance effected hereby and warranty of title set

THE PURCHASE PRICE OF \$599,044 WAS PAID FROM THE PROCEEDS OF A LOAN SECURED BY A MORTGAGE RECORDED CONCURRENTLY HERewith.

✓  
lawyers Title

forth herein is expressly made subject to (i) taxes and special assessments for the year 2002, and subsequent years, not yet due and payable, (ii) zoning ordinances, building codes and other land use laws and applicable governmental regulations, (iii) all covenants, agreements, conditions, easements, restrictions and rights, whether of record or otherwise, and (iv) any and all matters that would be shown by a physical inspection of the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto Grantee, in fee simple forever subject to the Permitted Encumbrances.

AND GRANTOR shall forever warrant and defend the title to the Property unto Grantee, their successors and assigns, from and against the lawful title, claims, and demands of any and all persons claiming by, under, or through Grantor.

IN WITNESS WHEREOF Grantor has hereunto set their hands and affixed their seals on this the day and year first hereinabove written.

GRANTOR:

ATLANTIC FINANCIAL GROUP, LTD.,  
a Texas limited partnership

By: Atlantic Financial Managers, Inc., a Texas  
corporation, sole General Partner

By: 

Name: \_\_\_\_\_

Title: Stephen S. Brookshire  
President

STATE OF TEXAS

DALLAS COUNTY

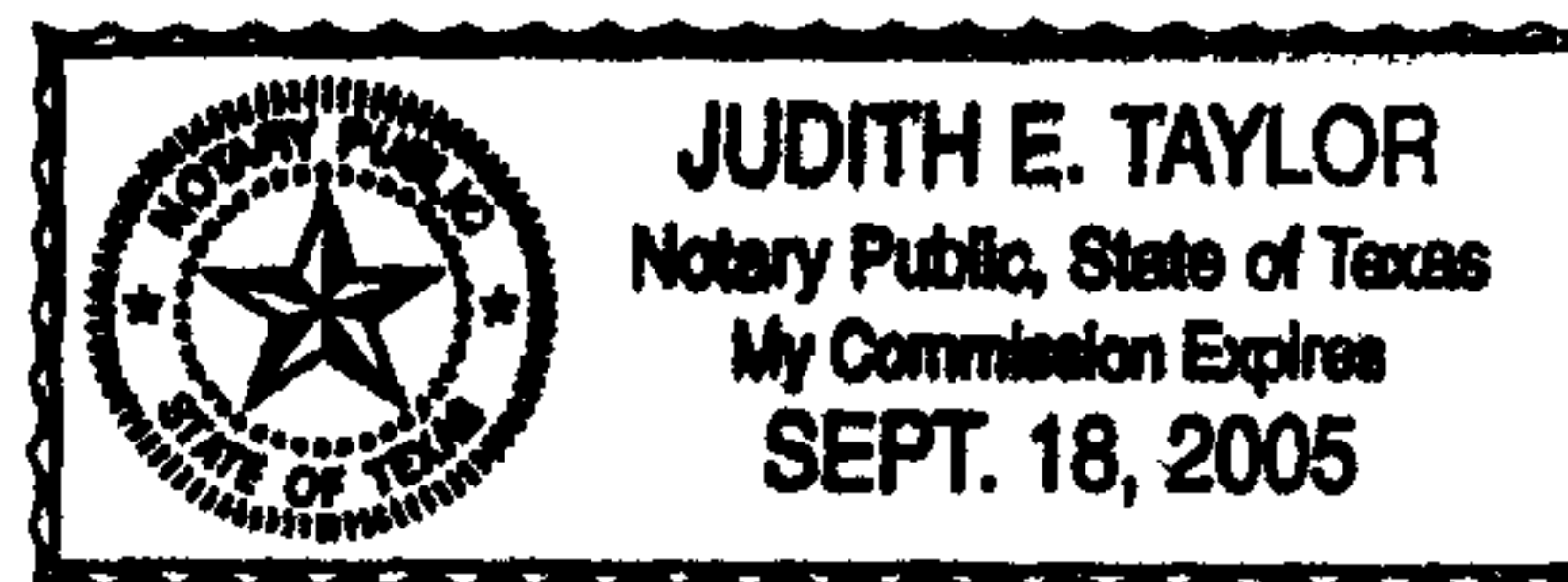
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen S. Brookshire, President of Atlantic Financial Managers, Inc., a Texas corporation which is the sole general partner of Atlantic Financial Group, Ltd., a Texas limited partnership, whose name is signed 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 is such an officer of the general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal this 6 day of June, 2002.

Judith E. Taylor  
NOTARY PUBLIC

### My Commission Expires:

[NOTARIAL SEAL]



**Send tax notice to:**  
**Dolgencorp, Inc.**  
**c/o Dollar General Tax Department**  
**100 Mission Ridge**  
**Goodlettsville, Tennessee 37072**

**EXHIBIT A**

Lot 4A, according to the Survey of an amended plat of a resurvey of Lots 3 and 4 Helena Market Subdivision, as recorded in Map Book 26, page 107, in the Office of the Judge of Probate, Shelby County, Alabama more particularly described as follows:

Begin at the Southeast corner of Lot 4A of said subdivision and run North  $80^{\circ} 45' 22''$  West along the Southern boundary line of said lot a distance of 295.01 feet to a point, said point being on the East right of way line of Shelby County Highway No. 17; thence run North  $09^{\circ} 13' 02''$  East along said right of way line for a distance of 49.36 feet to a point and also a point on a curve to the right said curve having a radius of 836.47 feet, a central angle of  $03^{\circ} 31' 45''$  a chord distance of 51.52 feet; thence run North  $10^{\circ} 58' 54''$  East along the chord of said curve for a distance of 51.52 feet to a point; thence run South  $80^{\circ} 45' 00''$  East for a distance of 253.76 feet to a point; thence run South  $58^{\circ} 03' 30''$  East for a distance of 44.66 feet to a point; thence run South  $10^{\circ} 22' 07''$  West for a distance of 81.54 feet to a point; thence run South  $06^{\circ} 15' 36''$  West for a distance of 2.07 feet to a point and the point of beginning.