

Send Tax Notice To:
THE STEVAN GREBEL DANCE
CENTER PARTNERSHIP
3050 Lee Street
Pelham, Alabama 35124

This instrument was prepared by:

Laurie Boston Sharp

✓ ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.

P. O. Box 380275

Birmingham, AL 35238

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Seven Hundred Fifty Thousand and no/100 Dollars (\$750,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN C. DRAPER III, and KATHRYN B. DRAPER**, husband and wife, (herein referred to collectively as Grantor,) do grant, bargain, sell and convey unto **THE STEVAN GREBEL DANCE CENTER PARTNERSHIP**, an Alabama general partnership (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN
FOR ALL PURPOSES.

Subject to:

1. General and special taxes or assessments for 2002 and subsequent years not yet due and payable.
2. 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.
3. Permits to Alabama Power Company recorded in Deed Book 101, Page 516; Deed Book 327, Page 791; Deed Book 245, Page 121, and Deed Book 332, Page 665 and Lis Pendens Book 6, Page 220.
4. Right of Way to Shelby County recorded in Deed Book 255, Page 544 and Lis Pendens Book 4, Page 504.
5. Drainage and sewer easement as recorded in Real Book 40, Page 789.
6. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

ALL OF THE ABOVE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF PURCHASE MONEY MORTGAGES RECORDED SIMULTANEOUSLY HEREWITH.

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

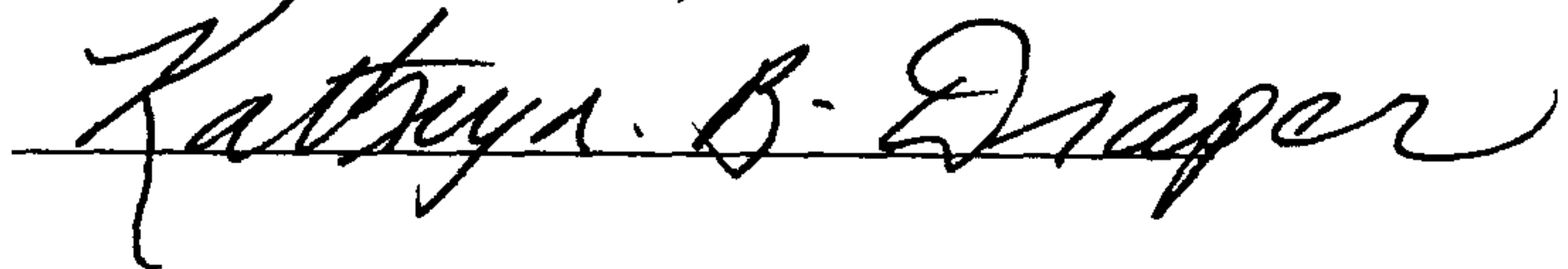
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 2nd day of July 2002.

JOHN C. DRAPER III, Grantor



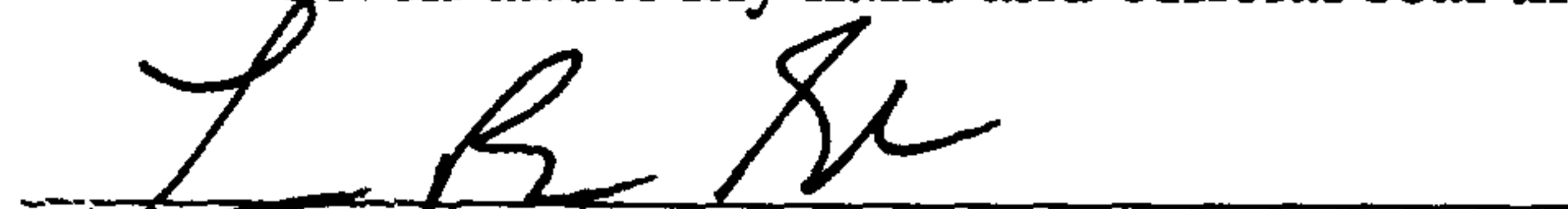
KATHRYN B. DRAPER, Grantor



STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN C. DRAPER III and KATHRYN B. DRAPER, 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 2nd day of July, 2002.


NOTARY PUBLIC

My commission expires: 5-13-2003

LEGAL DESCRIPTION

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, and part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14, and run thence West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 100.71 feet to a point on the East right of way line of Highway #283 (Ashville-Montevallo Road); thence turn right 103 degrees 08 minutes 11 seconds and run along the East right of way of said Highway #283 a distance of 358.64 feet to the point of beginning of the hereinafter described; thence continue along same line a distance of 130.29 feet to the intersection right of way with Shelby County Highway #105; thence turn right 89 degrees 52 minutes 00 seconds and along said right of way 14.5 feet; thence turn left 57 degrees 25 minutes 20 seconds and along said right of way 113.7 feet to right of way of Shelby County #105; thence turn right 50 degrees 53 minutes 20 seconds and along said right of way 79.42 feet; thence turn right 95 degrees 05 minutes 49 seconds and run 245.25 feet; thence turn right 95 degrees 00 minutes 00 seconds and run 161.39 feet to the point of beginning.