

STATE OF ALABAMA)
COUNTY OF SHELBY)

529,756.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **G. Barton Rice**, a married man (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Alabaster Retail Property, L.L.C.**, an Alabama limited liability company (herein referred to as "Grantee"), its successors and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Parcel I:

A parcel of land in the NW ¼ of the NW ¼ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the SW ¼ of the NW ¼ of Section 14, thence run North along the East ½ ¼ ¼ line 1370.41 feet to a point on the North right of way of Shelby County Highway No. 26; thence turn left 84°11'00" and run West 31.06 feet along said right of way; thence turn right 11°18'55" and run Northwest 152.97 feet along the proposed new right of way of Highway No. 26 to the point of beginning; thence turn left 11°17'35" and run Northwest 100.00 feet along the proposed new right of way of Highway No. 26; thence turn right 62°55'16" and run Northwest 80.00 feet to a point on a clockwise curve on the proposed new right of way of Alabama Highway No. 119, said curve having a Delta Angle of 00°37'16" and a radius of 15,315.46 feet and a Chord of 166.00 feet; thence turn right 43°11'25" to the Chord and run Northeast along the arc of said curve 166.00 feet; thence turn right 90°00'00" from the Chord of said curve and run Southeast 150.83 feet; thence turn right 90°00'00" and run Southwest 196.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II: A non-exclusive easement described as follows:

Commence at the Southeast corner of the SW ¼ of NW ¼ of Section 14, Township 21 South, Range 3 West; thence North along the East boundary of said ¼ ¼ Section and the extension thereof 1370.41 feet to the North right of way line at New County Road which is the point of beginning; thence continue same course 481.42 feet; thence 76°23' left 232.65 feet to the east right of way line of State Highway; thence 81°19.5' left 447.70 feet along chord of curve of said highway, this chord being subtended by arc 447.83 feet long of a curve having a radius of 15,395.46 feet and a central angle of 1°40'; thence 52°19' left from said chord 100.0 feet along right of way line to North right of way 347.70 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Grantor warrants that the above property is not part of the homestead of Grantor or his spouse.

This conveyance is made subject to:

- (a) Ad valorem taxes for 2003 and subsequent years; and
- (b) Title to all minerals, if and to the extent previously reserved, within and underlying the above property, together with all mining rights and other rights, privileges and immunities relating thereto, if and to the extent any such rights, privileges and immunities exist.

For ad valorem tax purposes only, the mailing address of the Grantee is 3500 Eastern Boulevard, Montgomery, Alabama 36116.

TO HAVE AND TO HOLD the aforementioned property to the said Grantee, its successors and assigns, forever.

And the said Grantor, does for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of the property conveyed hereby; that the property conveyed is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said Grantee, its successors and assigns; and the Grantor will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, Grantor has executed this instrument this 27th day of January, 2003.



G. Barton Rice (L.S.)

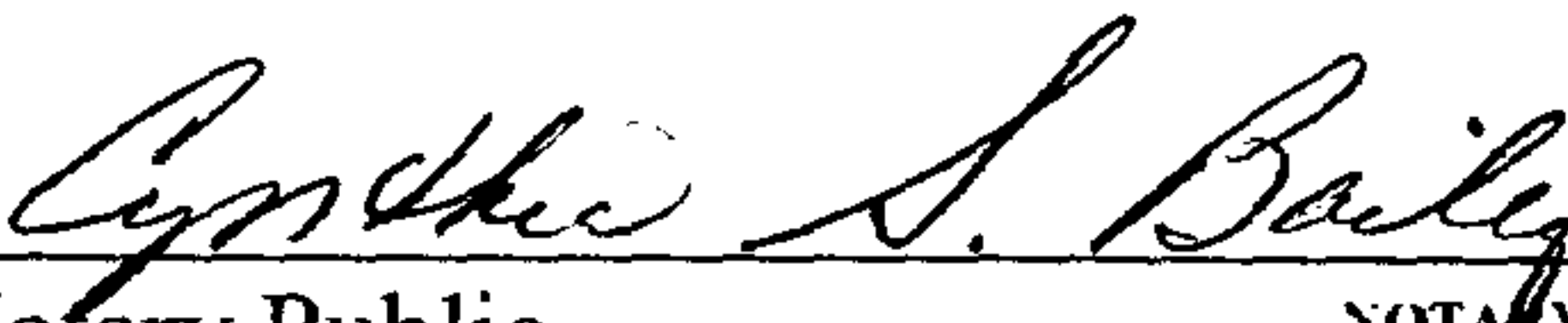
20030210000081100 Pg 2/2 18.00
Shelby Cnty Judge of Probate, AL
02/10/2003 13:02:00 FILED/CERTIFIED

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **G. Barton Rice**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 27th day of January, 2003.





Notary Public
My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LAW
MY COMMISSION EXPIRES: Jan 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITING 1/24/04

This instrument was prepared by:
Jeffrey W. Blitz, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
184 Commerce Street
Montgomery, Alabama 36104
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NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.