


Prepared by and Return to:
Romona West
Real Estate Entity Integrity Manager
Wal-Mart Realty, Dept. 9391
702 S.W. 8th Street
Bentonville, AR 72716


20030210000081310 Pg 1/2 1,602.00
Shelby Cnty Judge of Probate, AL
02/10/2003 13:36:00 FILED/CERTIFIED

WARRANTY DEED

\$1,587,580.⁰⁰

WARRANTY DEED made the 31st day of October 1996, between WAL-MART STORES, INC., a corporation organized and existing under the laws of the state of Delaware, with offices in the county of Benton, State of Arkansas, and a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantor"), and WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware Statutory Trust with a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantee"),

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of Pelham, County of Shelby, State of Alabama, as more particularly described on Exhibit A, attached hereto and made a part hereof;

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all appurtenances and hereditaments thereunto belonging.


And said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record and the conditions and restrictions as stated herein.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its Director, Wal-Mart Realty, and caused its corporate seal attested by its Assistant Secretary to be hereto affixed.

(CORPORATE SEAL)

WAL-MART STORES, INC.

ATTEST:

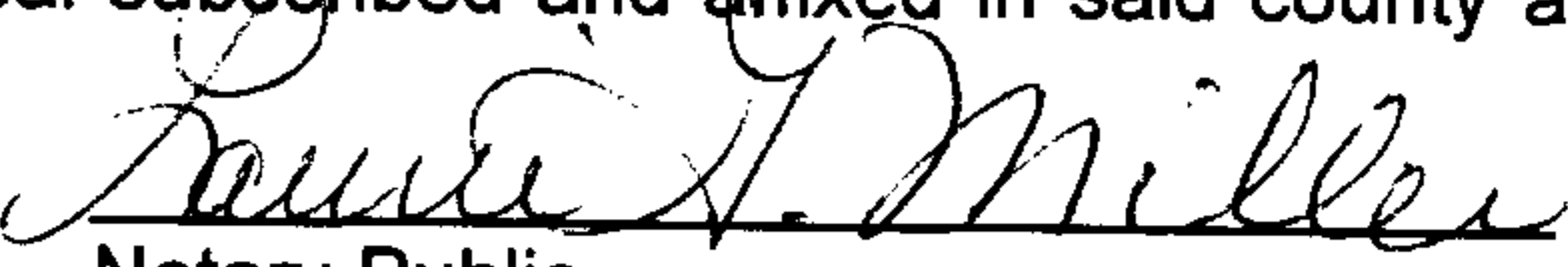
By 
Romona L. West
Assistant Secretary

BY 
Latriece Watkins
Its: Director, Wal-Mart Realty

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 27th day of January 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Latriece Watkins, to me personally known, who being by me duly sworn did say that she is the Director, Wal-Mart Realty, of Wal-Mart Stores, Inc. in the foregoing deed, and that the seal thereto affixed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Latriece Watkins acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.


Notary Public

Mail Tax Statements To: Wal-Mart Real Estate Business Trust Store #423
702 S.W. 8th Street Tax Dept. 8013
Bentonville, AR 72716

Tax, Map, & Parcel Number: 137252001007004
137253001003001

EXHIBIT A

Store #423, Pelham, AL

3500 Pelham Parkway

PARCEL 1:

Commencing at the N. W. corner of Section 25, Township 20 South, Range 3 West; thence South 88 degrees 52 minutes 57 seconds E and along the North line of the North West 1/4 of said Section a distance 574.09 feet; thence South 08 degrees 10 minutes 22 seconds E and leaving said North line and run a distance of 513.53 feet; thence S 06 degrees 31 minutes 22 seconds E and run a distance of 452.08 feet; thence S 01 degrees 54 minutes 22 seconds E and run a distance of 190.04 feet; thence S 01 degrees 54 minutes 22 seconds E and run a distance of 82.03 feet; thence S 88 degrees 36 minutes 58 seconds E and run a distance of 26.47 feet; thence S 02 degrees 03 minutes 13 seconds E and run a distance of 89.38 feet; thence S 02 degrees 03 minutes 13 seconds E and run a distance of 525.12 feet; thence S 04 degrees 02 minutes 25 seconds W and run a distance of 29.85 feet to the POINT OF BEGINNING; thence S 87 degrees 42 minutes 27 seconds E and run a distance of 291.87 feet to Westerly Right-of-Way line of U. S. Highway No. 31, said point being on a curve to the right and having the following described characteristics; a radius of 4873.00 feet, a central angle of 02 degrees 25 minutes 16 seconds; thence run along the arc of said curve a distance of 205.91 feet to the curve's end; thence S 15 degrees 48 minutes 58 seconds W and continue along said Westerly Right-of-Way a distance of 182.75 feet; thence N 87 degrees 11 minutes 15 seconds W and run a distance of 196.22 feet; thence N 00 degrees 55 minutes 21 seconds E and run a distance of 377.17 feet to the POINT OF BEGINNING.

Said Parcel contains 2.124 acres more or less.

Also sometimes known as Parcel No. 13-7-25-2-001-013.

PARCEL II:

Commencing at the N. W. corner of Section 25, Township 20 South, Range 3 West; thence South 88 degrees 52 minutes 57 seconds E and along the North line of the North West 1/4 of said Section a distance 574.09 feet; thence South 08 degrees 10 minutes 22 seconds E and leaving said North line and run a distance of 513.53 feet; thence S 06 degrees 31 minutes 22 seconds E and run a distance of 452.08 feet; thence S 01 degrees 54 minutes 22 seconds E and run a distance of 190.04 feet; thence S 01 degrees 54 minutes 22 seconds E and run a distance of 82.03 feet; thence S 88 degrees 36 minutes 58 seconds E and run a distance of 26.47 feet; thence S 02 degrees 03 minutes 13 seconds E and run a distance of 89.38 feet to the POINT OF BEGINNING; Thence S 02 degrees 03 minutes 13 seconds E and run a distance of 525.12 feet; thence S 04 degrees 02 minutes 25 seconds W and run a distance of 29.85 feet; thence S 00 degrees 55 minutes 21 seconds W and run a distance of 377.17 feet; thence N 87 degrees 11 minutes 15 seconds W and run a distance of 3.75 feet; thence S 02 degrees 48 minutes 45 seconds W and run a distance of 32.00 feet; thence N 87 degrees 11 minutes 15 seconds W and run a distance of 52.14 feet; thence S 02 degrees 48 minutes 45 seconds W and run a distance of 203.94 feet; thence S 81 degrees 11 minutes 02 seconds E and run a distance of 194.00 feet to the Westerly Right-of-Way line of U. S. Highway No 31 (200 foot R.O.W.); thence S 15 degrees 48 minutes 58 seconds W and run along said Right-of-Way a distance of 28.16 feet; thence N 81 degrees 11 minutes 02 seconds W and leaving said right of way run a distance of 173.41 feet; thence S 08 degrees 23 minutes 27 seconds W and run distance of 52.94 feet; thence N 81 degrees 07 minutes 26 seconds W and run a distance of 480.55 feet to the point of a curve to the left lying on the Easterly Right-of-Way line of CSX Railroad (100 foot R.O.W.) and having the following described characteristics; a radius of 2899.96 feet; a central angle of 06 degrees 25 minutes 31 seconds; thence run along the arc of said curve a distance of 325.21 feet to the end of said curve; thence N 00 degrees 51 minutes 41 seconds W and run along said Easterly Right-of-Way a distance of 849.61 feet; thence S 82 degrees 56 minutes 19 seconds E and leaving said Right-of-Way run a distance of 126.25 feet; thence N 87 degrees 56 minutes 47 seconds E and run a distance of 400.75 feet to the POINT OF BEGINNING.

Said parcel contains 14.413 acres more or less.

Also sometimes known as part of Parcel No. 13-7-25-2-001-007.