



20030408000212190 Pg 1/4 54.00
Shelby Cnty Judge of Probate, AL
04/08/2003 13:38:00 FILED/CERTIFIED

THIS DEED WAS PREPARED WITHOUT ANY EXAMINATION OF TITLE OR SURVEY.

This instrument was prepared by:

Robert L. Brown, Jr., Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice to:

KCK, LLC
Attn: Deidre Festavan
1503 Secretariat Circle
Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Randall M. Festavan and Deidre C. Festavan, both individuals (the "Grantors") do by these presents, grant, bargain, sell and convey unto KCK, LLC, an Alabama limited liability company (the "Grantee") in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, that certain parcel of real estate (the "Property") situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto.

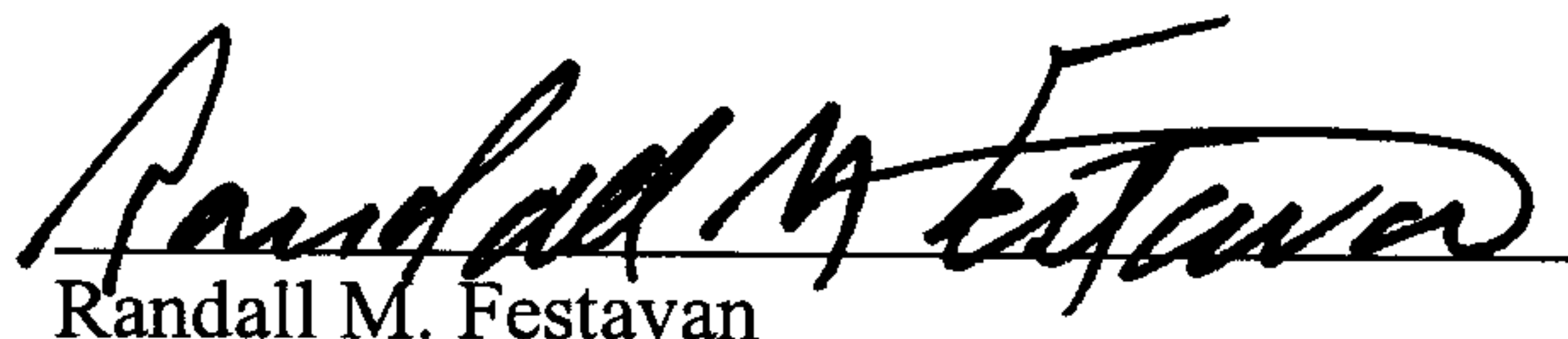
This conveyance is made subject to:

1. General and special taxes or assessments for 2003 and subsequent years not yet due and payable;
2. Restrictions, easements and rights of way of record.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the ____ day of _____, 2003, said conveyance to be effective April 1, 2003.

GRANTOR:


Randall M. Festavan

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Randall M. Festavan is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Statutory Warranty Deed, he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 25 day of MARCH, 2003.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jun 24, 2008
BONDED THRU' NOTARY PUBLIC UNDERWRITERS

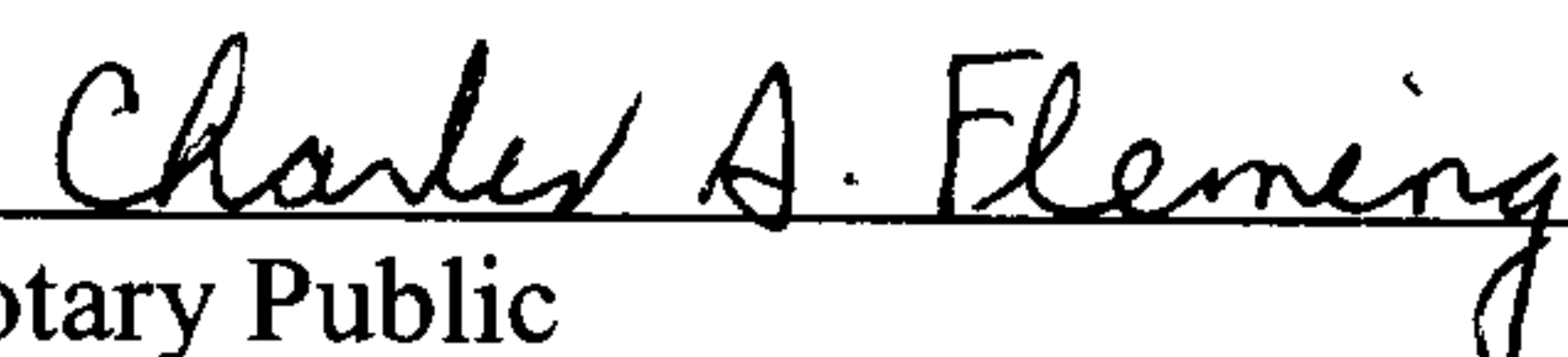
GRANTOR:


Deidre C. Festavan

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Deidre C. Festavan is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Statutory Warranty Deed, she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 29th day of March, 2003.


Notary Public

My Commission Expires: _____
MY COMMISSION EXPIRES MAY 17, 2006

EXHIBIT A

Legal Description

STATE OF ALABAMA)
SHELBY COUNTY)

Parcel I

A tract of land located in the Southeast 1/4 of the northeast 1/4 of Section 35, Township 20 South, Range 3 West. Said tract being a part of Deed 290, Page 401 recorded in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West, thence East along the South line of said 1/4-1/4 for 342.6 feet; thence turn left 70 degrees 33 minutes 40 seconds for 192 feet; thence turn left 02 degrees 05 minutes for 174.81 feet to the point of beginning; thence turn right 84 degrees, 28 minutes for 230.84 feet to the West right of way of the south bound L&N Railroad; thence turn left 86 degrees 49 minutes along said L&N Railroad right of way for 70 feet; thence turn left 93 degrees 11 minutes for 227.96 feet; thence turn left 84 degrees 28 minutes for 70.22 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II

Easement of ingress, egress, being described as follows: Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter, Section 35, Township 20 South, Range 3 West and run East along south line of said quarter-quarter Section 342.6 feet; thence left 70 deg. 33 min. 40 sec. and run 192.0 feet; thence left 2 deg. 05 min. and run 174.81 feet; thence right 84 deg. 28 min. and run 230.84 feet; thence left 86 deg. 49 min. and run 70.0 feet to the Point of Beginning; thence continue along last described course 85.0 feet; thence left 93 deg. 11 min. and 20.03 feet; thence left 86 deg. 49 min. and run 85.0 feet; thence left 93 deg. 11 min. and run 20.03 feet to the Point of Beginning; being situated in Shelby County, Alabama.