



20030408000212200 Pg 1/4 26.00
Shelby Cnty Judge of Probate, AL
04/08/2003 13:40:00 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. Mortgage to Regions Bank dated August 21, 2000, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 2000-29576; and
3. 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.

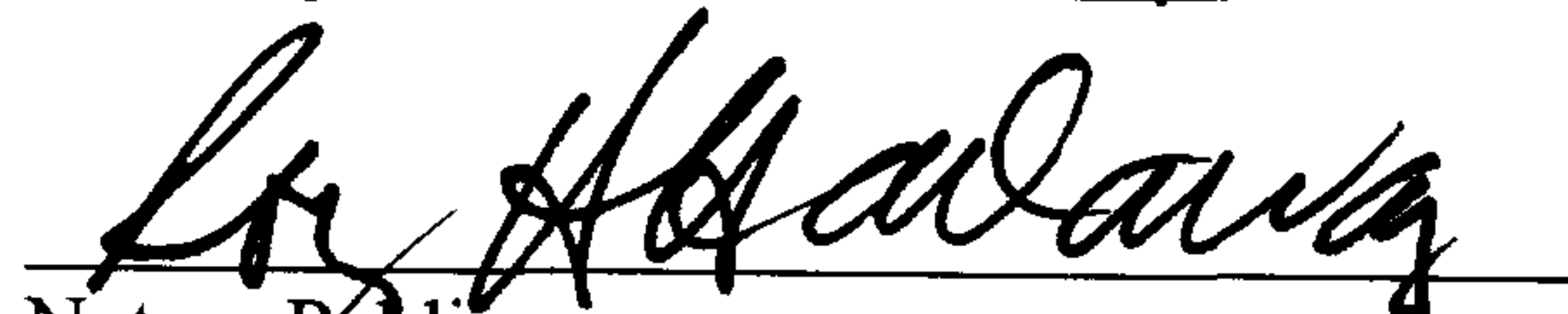
GRANTOR:


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.

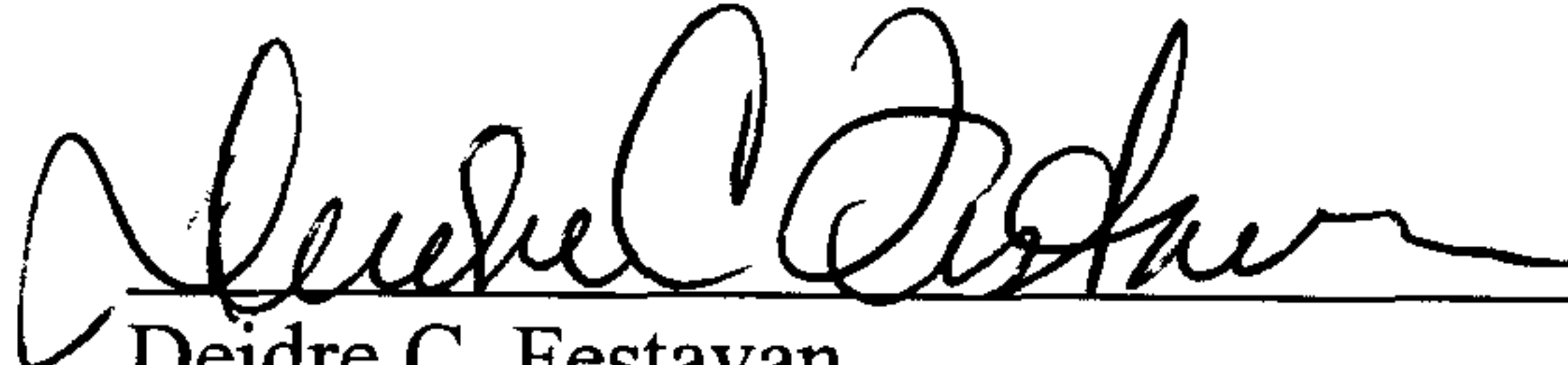
Given under my hand and official seal of office this 25 day of MARCH, 2003.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 24, 2005
BONDED THRU' NOTARY PUBLIC UNDERWRITERS

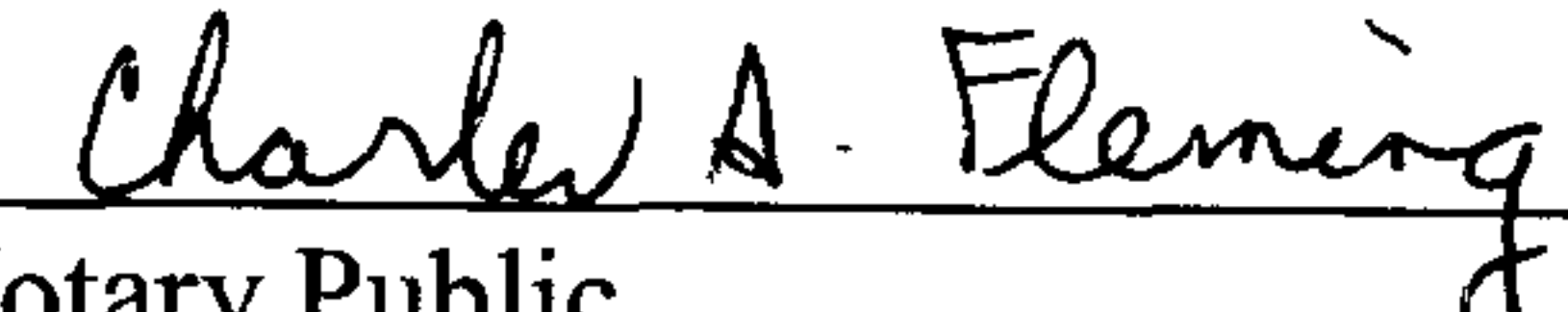
GRANTOR:


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 II:

The S 1/2 of the NW 1/4 of the NE 1/4 of Section 4, Township 24 South, Range 13 East, less and except one square acre in the SW corner of said NW 1/4 of the NE 1/4 being 70 yards square and lying adjacent to and being on the North side of the Southern Railroad and East of the Darson Tract of Land.