

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **Alabaster Retail Property, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **DGJasper, LLC**, 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 and the State of Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART  
HEREOF AND INCORPORATED BY REFERENCE.**

This conveyance is made subject to any and all easements, covenants reservations and restrictions appearing of record affecting said property, matters of survey, and ad valorem taxes for the current year and subsequent years.

For ad valorem tax purposes only, the mailing address of Grantee is  
c/o Mr. Robert W. Buchalter, 1025 15<sup>th</sup> Street, Suite B, Tuscaloosa,  
Alabama 35401.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns FOREVER.

IN WITNESS WHEREOF, Alabaster Retail Property, L.L.C., an Alabama limited liability company, has caused this instrument to be executed by its duly authorized Manager, with full authority, on this 10<sup>th</sup> day of March, 2004.

ALABASTER RETAIL PROPERTY, L.L.C.,  
an Alabama limited liability company

By: SC Management, Inc.,  
an Alabama corporation  
Its Manager

By:                     *Lee P. Aborn*                      
Its                     *President*                    

[ACKNOWLEDGEMENT BEGINS NEXT PAGE]

STATE OF ALABAMA                    )  
   :  
COUNTY OF MONTGOMERY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale F. Aronov whose name as President of SC Management, Inc., an Alabama corporation, acting as Manager of Alabaster Retail Property, L.L.C., an Alabama limited liability company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting as Manager of said limited liability company.

Given under my hand an official seal this 10 day of March, 2004.

(SEAL)

Susan L. Powers  
Notary Public  
My Commission Expires: 10/24/05

This instrument was prepared by:  
Jeffrey W. Blitz, Esq.  
Rushton, Stakely, Johnston & Garrett, P.A.  
Post Office Box 270  
Montgomery, Alabama 36101-0270  
(334) 206-3100

Aronov\Alabaster\Dollar General\Deeds\Statutory Warranty Deed (3-1-04)  
2940-289  
030820040250

**NOTE: THE PREPARER OF THIS INSTRUMENT 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.**

**\*\*The entire purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.\*\***

\$196,000

### **Exhibit "A"**

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 3" iron pipe found at the northwest corner of said Section 14; thence, run South 89°03'42" East along the north boundary of said Section 14 a distance of 2343.49 feet; thence, run South 25°30'31" West a distance of 408.41 feet to the POINT OF BEGINNING, said point lying on the proposed south right-of-way of Kent Dairy Road (60-foot right-of-way proposed); thence, continue South 25°30'31" West a distance of 173.96 feet; thence, run North 64°29'29" West a distance of 241.65 feet; thence, run North 19°29'29" West a distance of 49.50 feet; thence, run North 25°30'31" East a distance of 121.10 feet to a point on the proposed right-of-way of said Kent Dairy Road; thence, run South 80°40'52" East along said right-of-way a distance of 19.53 feet to the Point of Curvature of a curve concave southwestwardly with a radius of 312.69 feet and a delta angle right of 16°11'06"; thence, run along said proposed right-of-way an arc distance of 88.33 feet to the Point of Tangency of said curve (the chord subtending said arc bearing South 72°35'20" East a distance of 88.03 feet); thence, run South 64°29'47" East a distance of 170.74 feet to the POINT OF BEGINNING.

Said parcel contains 1.076 acres, more or less.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.