

SEND TAX NOTICE TO:

THIS INSTRUMENT PREPARED BY:

TP Land Company, LLC

NAME: C. CRAWFORD WILLIAMS, ATTORNEY
ADDRESS: 2140 Eleventh Avenue South - Suite 410
Birmingham, Alabama 35205


1200 Twin Pines Road

Sterrett, Alabama 35147

CORPORATION FORM WARRANTY DEED:

The State of Alabama }
Jefferson County }

KNOW ALL MEN BY THESE PRESENTS:


20041004000547730 Pg 1/2 909.00
Shelby Cnty Judge of Probate, AL
10/04/2004 16:00:00 FILED/CERTIFIED

That in consideration of the sum of **Eight Hundred Ninety-five Thousand and No/100 Dollars** to the undersigned Grantor, **LeRoux Entertainment Corporation of America d/b/a Twin Pines Resort and Conference Center**, a corporation, in hand paid by **TP Land Company, LLC**, the receipt whereof is hereby acknowledged, the said **LeRoux Entertainment Corporation of America d/b/a Twin Pines Resort and Conference Center**, does by these presents, grant, bargain, sell and convey unto **TP Land Company, LLC** the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description attached hereto and made a part hereof.

Subject to:

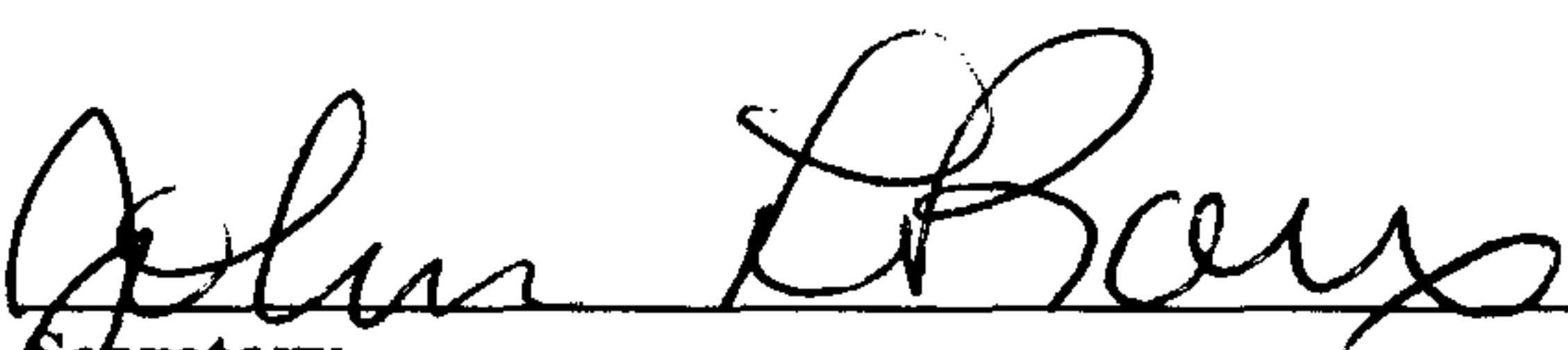
1. Ad Valorem taxes for the year 2004 and subsequent years thereafter.
2. All easements, restrictions and rights of way of record.
3. Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said **TP Land Company, LLC** its heirs and assigns forever.

And said **LeRoux Entertainment Corporation of America d/b/a Twin Pines Resort and Conference Center** does for itself, its successors and assigns, covenant with said **TP Land Company, LLC**, their heirs, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **TP Land Company, LLC** executors, heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said, **LeRoux Entertainment Corporation of America d/b/a Twin Pines Resort and Conference Center**, by its President, **Robert J. LeRoux**, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30 of August, 2004.

ATTEST:


Secretary

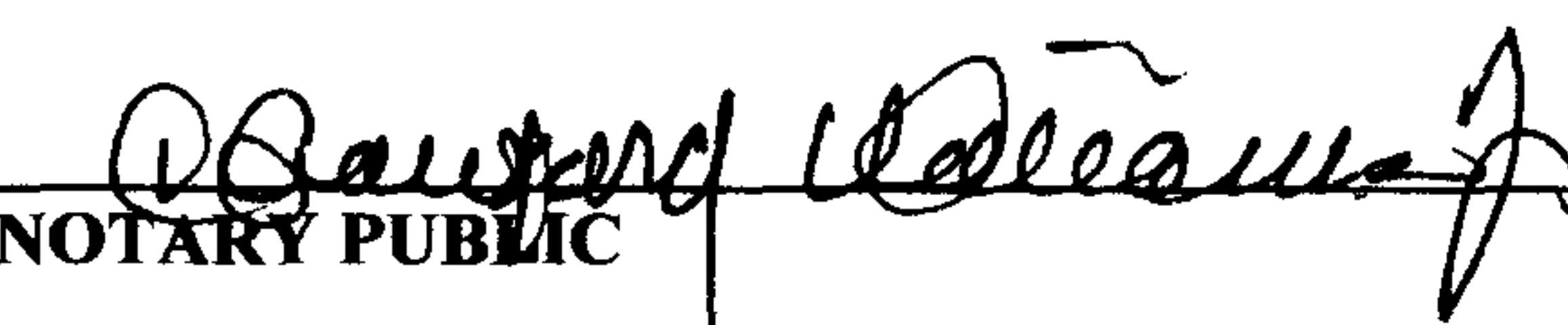
**LEROUX ENTERTAINMENT CORPORATION
OF AMERICA D/B/A TWIN PINES RESORT AND
CONFERENCE CENTER INC.**

By: 
Robert J. LeRoux President

State of Alabama }
Jefferson County }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert J. LeRoux**, whose name as President of **LeRoux Entertainment Corporation of America d/b/a Twin Pines Resort and Conference Center**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of August, 2004.


NOTARY PUBLIC

PARCEL I

The Northeast 1/4 of the Southwest 1/4 lying North of Twin Pine Road, and also the Northwest 1/4 of the Southeast 1/4 lying North and West of Twin Pines Road, all in Section 23, Township 18 South, Range 1 East, being situated in Jefferson County, Alabama.

Mineral and mining rights excepted.

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PARCEL II

The Southwest 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 1 East and the Northwest 1/4 of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama as follows:

Begin at a 4" Channel Iron found at the accepted Northwest corner of Section 26 and the Southwest corner of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the accepted West line of the Southwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 1323.26 feet to the accepted Northwest corner of said 1/4-1/4 section, being an old rebar with a new plastic cap bearing R.L.S. Number 4092, Raymond Shackelford and the name "Southern Land Surveying Company"; thence turn an interior angle of 90 degrees 55 minutes 56 seconds and run to the right in an Easterly direction along the accepted North line of said 1/4-1/4 section a distance of 1347.84 feet to a 1" rebar found at the accepted Northeast corner of said 1/4-1/4 section; thence turn an interior angle of 90 degrees 58 minutes 42 seconds and run to the right in a Southerly direction along the accepted East line of said 1/4-1/4 section a distance of 1241.59 feet to a 1" steel bar found in a rock pile at the accepted Southeast corner of said 1/4-1/4 section; thence turn an interior angle of 267 degrees 41 minutes 41 seconds and run to the left in an Easterly direction along the accepted North line of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama a distance of 1327.21 feet to a pine knot found at the accepted Northeast corner of said 1/4-1/4 section; thence turn an interior angle of 90 degrees 55 minutes 34 seconds and run to the right in a Southerly direction along the accepted East line of the Northwest 1/4 of Section 26 a distance of 2634.77 feet to a 1.25" open pipe found at the accepted Southeast corner of said 1/4 section; thence turn an interior angle of 90 degrees 51 minutes 32 seconds and run to the right in a Westerly direction along the accepted South line of accepted Southwest corner of said 1/4 section; thence turn an interior angle of 89 degrees 38 minutes 44 seconds and run to the right in a Northerly direction along the accepted West line of said 1/4 section a distance of 2605.21 feet, more or less, to the Point of Beginning.

PARCEL III

TRACT A:

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, lying South and East of dirt road.

TRACT B:

Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East; thence run West along the South line thereof for a distance of 1347.97 feet to the Southwest corner; thence turn right 90 degrees 55 minutes 57 seconds and run North along the West line thereof for a distance of 259.20 feet; thence right 60 degrees 14 minutes 01 seconds for a distance of 158.04 feet; thence left 23 degrees 07 minutes 52 seconds for a distance of 11.05 feet; thence right 54 degrees 35 minutes 14 seconds for a distance of 1201.33 feet to the East line thereof; thence right 87 degrees 38 minutes for a distance of 288.13 feet to the Point of Beginning.

PARCEL IV

The Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, Section 23, Township 18 South, Range 1 East.

PARCEL V

A parcel of land situated in the East half of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East; thence proceed South 0 degrees 06 minutes 27 seconds East (Astronomical Bearings) along the East line of said Section 27, 400.00 feet to an iron pin set at the point of beginning of said parcel; thence continue along previous course and said East line of Section 27, 1971.00 feet to an iron pin set; thence proceed South 89 degrees 53 minutes 33 seconds West 312.00 feet to an iron pin set; thence proceed North 0 degrees 06 minutes 27 seconds West parallel to the East line of said Section 27, 1659.00 feet to an iron pin set; thence proceed North 44 degrees 53 minutes 33 seconds East, 441.24 feet to the point of beginning of said parcel.