

Send Tax Notice To:  
Floor America, Inc.  
8101 Highway 119  
Alabaster, Alabama

This instrument was prepared by:  
James W. Fuhrmeister  
ALLISON, MAY, ALVIS,  
FUHRMEISTER & KIMBROUGH, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Eighty-Nine Thousand and 00/100 (\$189,000.00) Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Larry K. Wallace and Mickey D. Wallace, husband and wife, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Floor America, Inc., (herein referred to as Grantees, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to: existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$210,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: The property conveyed herein does not constitute the homestead of the Grantors or Grantee.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, personal representatives and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of March, 2005.

Larry K. Wallace  
Mickey D. Wallace

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry K. Wallace and Mickey D. Wallace, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3rd day of March, 2005.

Notary Public  
My commission expires: 5/21/07

# EXHIBIT A

Commence at the Southeast corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, thence Westerly along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  section 8.6 feet; thence right 98 deg 43 min and run 244.0 feet, thence right 1 deg 17 min 42 sec and run 218.2 feet to the point of beginning, thence left 1 deg 21 min 03 sec and run along Westerly right of way of State Highway 119, 101.36 feet, thence left 99 deg 30 min 45 sec and run 209.28 feet; thence left 90 deg and run 99.96 feet, thence left 90 deg and run 192.53 feet to the point of beginning; being situated in Shelby County, Alabama.