

THE PURCHASE PRICE OF \$261,606.32 IS REPRESENTED BY PURCHASE MONEY MORTGAGES
RECORDED SIMULTANEOUSLY HEREWITH.

This instrument prepared by and return to:
Joseph M. Seigler, Jr.
P.O. Box 5007
Rome, GA 30162-5007

TAX NOTICE TO:
3Kids Inc.
Attn: David Wilson
2154 Cameron Circle
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and as consideration of the sum of \$10.00, and other good and valuable consideration, in hand paid to **PRIMROSE SCHOOL FRANCHISING COMPANY, a Georgia Corporation**, ("Grantor") by **3KIDS, INC., an Alabama corporation**, ("Grantee"), the receipt and sufficiency of which is are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate, being situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Riverwoods Commercial, as recorded in Map Book 38, Page 131 in the Probate Office of Shelby County, Alabama.

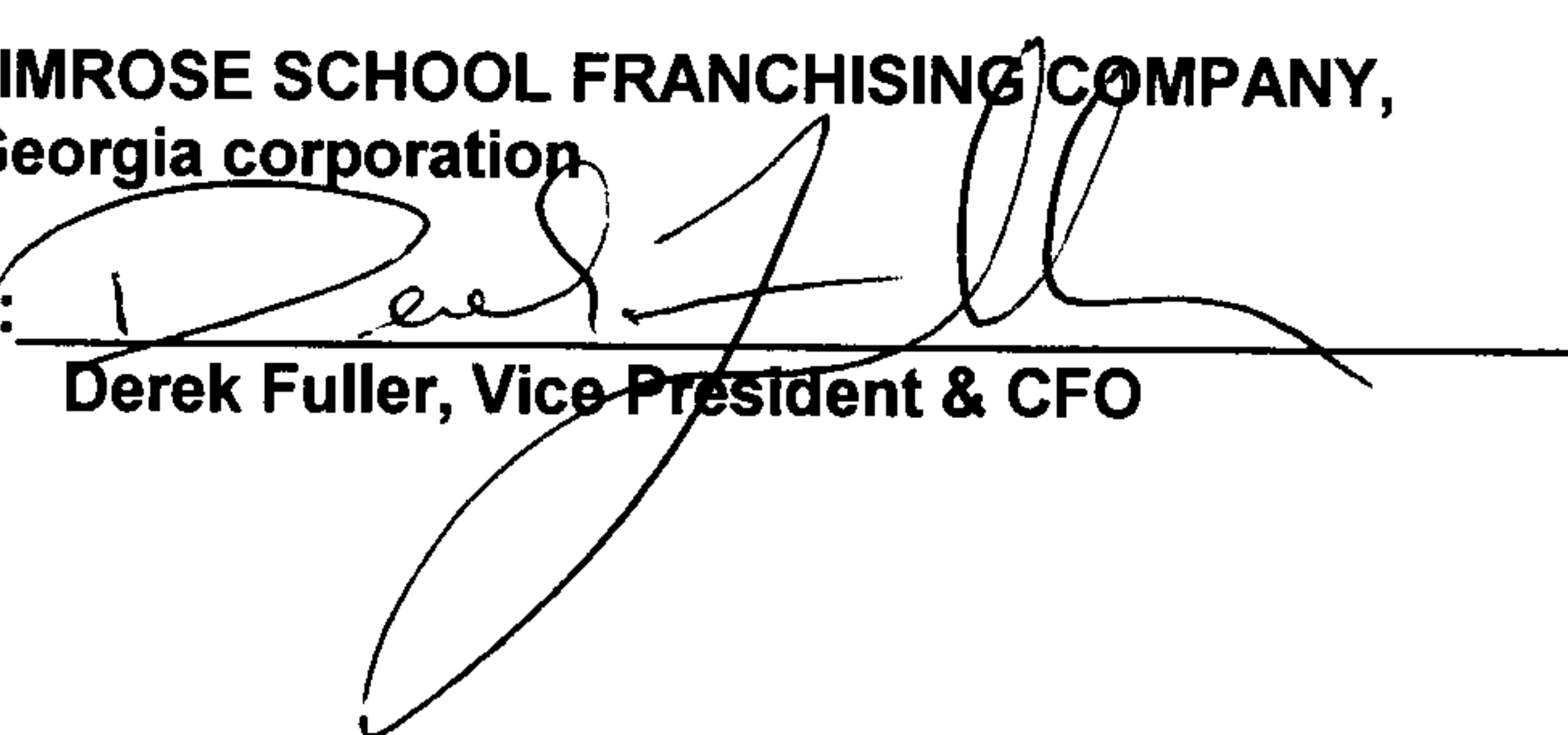
Grantees shall pay the ad valorem tax due October 1, 2009.

The above description was furnished by one or more of the parties, and unless shown by separate certificate of title or title insurance policy, no opinion is expressed as to the accuracy of the description or condition of the title to this policy. Mineral and Mining rights are conveyed but are not warranted.

TO HAVE AND TO HOLD unto the said above named Grantee, and to its successors and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said PRIMROSE SCHOOL FRANCHISING COMPANY, by and through its VP, CFO, who is authorized to execute this conveyance, has hereto set her signature and seal, this the 19 day of June, 2009.

PRIMROSE SCHOOL FRANCHISING COMPANY,
a Georgia corporation

BY: 
Derek Fuller, Vice President & CFO

STATE OF GEORGIA
COUNTY OF Cobb


20090624000244040 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/24/2009 04:04:21 PM FILED/CERT

Shelby County, AL 06/24/2009
State of Alabama
Deed Tax : \$.00

I, the undersigned authority, a Notary Public, in and for said county in said state, do hereby certify that Derek Fuller, Vice President & CFO of Primrose School Franchising Company, a Georgia corporation, is signed to the foregoing warranty deed, and who is known to me, did acknowledge before me on this day, that being informed of the contents of said conveyance, he, as such Vice President & CFO, and with full authority, did execute the same for and on behalf of said corporation.

Given under my hand and official seal, this 19 day of June, 2009.

A.P. Gallagher
NOTARY PUBLIC

MY COMMISSION EXPIRES:

A.P. Gallagher, Cobb County, GA Notary Public
My Commission Expires, May 8th 2013


20090624000244040 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/24/2009 04:04:21 PM FILED/CERT