

SEE MAP FILE # 4123

CASH SALE

UNITED STATES OF AMERICA

BY: ALFRED G. SEEGER, ET AL

STATE OF LOUISIANA

TO: ALL STATE FINANCIAL COMPANY

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 4th day of January, 2006, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

ALFRED G. SEEGER (SS# XXX-XX-3723), a person of the full age of majority, resident of and domiciled in the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that he has been married but once and then to Mary Ben Hilkeman, with whom he is currently living and residing; his mailing address is 80311 Hoot Owl Lane, Bush, LA 70431;

FREDERICK C. SEEGER a/k/a FRED SEEGER (SS# XXX-XX-9262), a person of the full age of majority, resident of and domiciled in the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that he has been married but once and then to June Fortier Seeger, with whom he is currently living and residing; his mailing address is 13 Carolina Court, Covington, LA 70433;

VICTORIA SEEGER HULIN a/k/a VICTORIA L. SEEGER (SS# XXX-XX-5137), a person of the full age of majority, resident of and domiciled in the State of Georgia, who declared unto me, Notary, that she has been married but once and then to Don A. Hulin, from whom she is divorced and has not since remarried; the said Victoria Seeger Hulin herein represented by Frederick C. Seeger by virtue of a Special Power of Attorney annexed hereto and made a part hereof; her mailing address is 688 Eight Point Court, Suwanee, GA 30024;

MICHAEL E. SEEGER (SS# XXX-XX-4852), a person of the full age of majority, resident of and domiciled in the State of Georgia, who declared unto me, Notary, that he has been married but once and then to Reina Marcia Seeger with whom he is currently living and residing; the said Michael E. Seeger herein represented by Frederick C. Seeger by virtue of a Special Power of Attorney annexed hereto and made a part hereof; his mailing address is 1616 Summer Ridge Lane, Lawrenceville, GA 30044;

KENNETH J. SEEGER (SS# XXX-XX-7833), a person of the full age of majority, resident of and domiciled in the State of Georgia, who declared unto me, Notary, that he has been married but once and then to Deborah Thomsen with whom he is currently living and residing; the said Kenneth J. Seeger herein represented by Frederick C. Seeger by virtue of a Special Power of Attorney annexed hereto and made a part hereof; his mailing address is 615 Boxwood Terrace, Alpheretta, GA 30005;

CATHERINE SEEGER ANDERSON a/k/a CATHERINE SEEGER ROGERS (SS# XXX-XX-9954), a person of the full age of majority, resident of and domiciled in the State of Alabama, who declared unto me, Notary, that she has been married but twice, first to Terry Wayne Anderson from whom she was divorced and second to Ernest James Rogers with whom she is currently living and residing; her mailing address is 213 South Washington Street, Prattville, AL 36067;

BENJAMIN CARL SEEGER (SS# XXX-XX-9906), a person of the full age of majority, resident of and domiciled in the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that he has been married but once and then to Jennifer Rhea with whom he is currently living and residing; the said Benjamin Carl Seeger herein represented by Alfred G. Seeger by virtue of a Special Power of Attorney annexed hereto and made a part hereof; his mailing address is 315 Missionary Court, Madisonville, LA 70447;

St. Tammany Parish 20
Instrmnt #: 1530771
Registry #: 1565925 SHC
01/05/2006 3:46:00 PM
MB CB X MI UCC

ANNA ELIZABETH SEEGER (SS# XXX-XX-6574), a person of the full age of majority, resident of and domiciled in the State of Georgia, who declared unto me, Notary, that she is single having never been married; the said Anna Elizabeth Seeger herein represented by Alfred G. Seeger by virtue of a Special Power of Attorney annexed hereto and made a part hereof; her mailing address is 80311 Hoot Owl Lane, Bush, LA 70431;

(All of whom are appearing herein on behalf of their separate property which they acquired by gift and inheritance and which has been under their separate and paraphernal administration and control.)

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

ALL STATE FINANCIAL COMPANY, (EIN: XX-XXX0597), a Louisiana partnership, represented by the undersigned Partners, duly authorized by Amendment of Agreement of Partnership of All State Financial Company dated September 1, 1994, the original being filed as Instrument Number 9451256, Partnership Book 135 folio 297, in the official records for the Parish of Jefferson, and whose mailing address is 3421 N. Causeway Blvd., Suite 201, Metairie, LA 70002;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana described as follows, to-wit:

Being all of the East Fractional Half of the Northeast quarter and the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 12, Township 7 south, Range 10 East, St. Tammany Parish, Louisiana.

The above property is also described in accordance with a current survey by John E. Bonneau & Associates, Inc. dated December 19, 2004 as follows to-wit:

A CERTAIN PIECE OR PORTION OF LAND, situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 12, 45 & 46 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana being the Point Of Beginning.

From the Point of Beginning run South 00 degrees 02 minutes 40 seconds East for a distance of 2475.44 feet to a point; thence run South 89 degrees 23 minutes 21 seconds West for a distance of 3438.90 feet to a point; thence run North 01 degrees 22 minutes 24 seconds West for a distance of 1326.60 feet to a point; thence run North 89 degrees 23 minutes 21 seconds East for a distance of 2655.55 feet to a point; thence run North 01 degrees 28 minutes 04 seconds West for a distance of 1147.13 feet to a point; thence run North 89 degrees 15 minutes 53 seconds East for a distance of 842.63 feet back to the Point of Beginning.

Said parcel of land contains 127.02 acres more or less.

TO HAVE AND TO HOLD the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of ONE MILLION FIVE HUNDRED TWENTY-FOUR THOUSAND TWO HUNDRED FORTY AND NO/100 (\$1,524,240.00) Dollars, lawful current money of the United States of America, which amount the said purchaser has paid in ready cash, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

All state and parish taxes assessed against the property herein conveyed up to and including 2004 are paid. The taxes for the year 2005 are to be collected and paid at closing. Taxes for the year 2006 and future ad valorem property taxes shall be paid by the Purchaser.

SIGNATURES ON FOLLOWING PAGE

THUS DONE AND PASSED in St. Tammany Parish, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

Laura Lloyd Kiebert
LAURA LLOYD KIEBERT
Kristen J. Van Lunsden
KRISTEN J. VAN LUNSDEN

Alfred G. Seeger
ALFRED G. SEEGER
Fredrick C. Seeger
FREDERICK C. SEEGER
A/K/A FRED SEEGER

VICTORIA SEEGER HULIN A/K/A
VICTORIA L. SEEGER

MICHAEL E. SEEGER

BY: Fredrick C. Seeger
FREDERICK C. SEEGER, AGENT

BY: Fredrick C. Seeger
FREDERICK C. SEEGER, AGENT

KENNETH J. SEEGER

CATHERINE SEEGER ANDERSON A/K/A
CATHERINE SEEGER ROGERS

BY: Fredrick C. Seeger
FREDERICK C. SEEGER, AGENT

Catherine Seeger Rogers
CATHERINE SEEGER ROGERS

BENJAMIN CARL SEEGER

ANNA ELIZABETH SEEGER

BY: Alfred G. Seeger
ALFRED G. SEEGER, AGENT

BY: Alfred G. Seeger
ALFRED G. SEEGER, AGENT

ALL STATE FINANCIAL COMPANY

BY: Bruce Wainer
BRUCE WAINER, PARTNER

ALL STATE FINANCIAL COMPANY

BY: Harold Wainer
HAROLD WAINER, PARTNER

A. Wayne Buras
A. WAYNE BURAS, NOTARY PUBLIC
LOUISIANA BAR NO. 3651

EXHIBIT "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana described as follows, to-wit:

Being all of the East Fractional Half of the Northeast quarter and the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 12, Township 7 south, Range 10 East, St. Tammany Parish, Louisiana.

The above property is also described in accordance with a current survey by John E. Bonneau & Associates, Inc. dated December 19, 2004 as follows to-wit:

A CERTAIN PIECE OR PORTION OF LAND, situated in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 12, 45 & 46 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana being the Point Of Beginning.

From the Point of Beginning run South 00 degrees 02 minutes 40 seconds East for a distance of 2475.44 feet to a point; thence run South 89 degrees 23 minutes 21 seconds West for a distance of 3438.90 feet to a point; thence run North 01 degrees 22 minutes 24 seconds West for a distance of 1326.60 feet to a point; thence run North 89 degrees 23 minutes 21 seconds East for a distance of 2655.55 feet to a point; thence run North 01 degrees 28 minutes 04 seconds West for a distance of 1147.13 feet to a point; thence run North 89 degrees 15 minutes 53 seconds East for a distance of 842.63 feet back to the Point of Beginning.

Said parcel of land contains 127.02 acres more or less.