

Send Tax Notice To:

Key Royal Automotive Company, Inc.

100 CORPORATE RD  
BIRMINGHAM, ALA  
35243

2547

This Instrument Was Prepared By:

Claude McCain Moncus, Esquire  
Corley, Moncus, Bynum & De Buys, P.C.  
2100 16th Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Ten Dollars (\$10.00) and other  
good and valuable consideration to the following  
Grantors:

- (a) Thomasson Trust "A" dated 12/17/76,  
an undivided 13.2353% interest, by  
Burgess A. Thomasson, Trustee;
- (b) Albert F. Thomasson 1976 Trust  
dated 12/29/76, an undivided  
19.1176% interest, by Burgess A.  
Thomasson, Trustee;
- (c) Sandra Jones Thomasson Trust dated  
5/9/75, an undivided 19.1176%  
interest, by Burgess A. Thomasson,  
Trustee;
- (d) Isabelle B. Thomasson Trust dated  
2/24/75, an undivided 29.4118%  
interest, by Albert F. Thomasson,  
Trustee;
- (e) Thomasson Trust "B" dated 12/17/76,  
an undivided 5.8824% interest, by  
Albert F. Thomasson, Trustee;
- (f) Burgess A. Thomasson 1976 Trust  
dated 12/29/76, an undivided  
13.2353% interest, by Albert F.  
Thomasson, Trustee; and
- (g) Albert F. Thomasson, individually,  
a married man.

(herein referred to as Grantors), in hand paid by the  
Grantee herein, the receipt of which is hereby acknowl-  
edged, the said Grantors do by these presents, grant,  
bargain, sell and convey unto the following Grantee:

Key Royal Automotive Company, Inc.

Corley, Moncus

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(herein referred to as Grantee) the property described in Exhibit A attached hereto and made a part hereof, situated in the State of Alabama, County of Shelby.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the Grantors do for themselves and for their heirs, executors, administrators, successors and assigns, covenant with the said Grantee, its successors and assigns, that said Grantors are lawfully seized in fee simple of said premises; that the premises is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs, executors, administrators, successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, by and through the respective Trustees, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 16<sup>th</sup> day of December, 1986.

Thomasson Trust "A" Dated  
12/17/76, an Undivided  
13.2353% Interest

By: Burgess A. Thomasson, Trustee  
Burgess A. Thomasson,  
Trustee

Albert F. Thomasson 1976 Trust  
Dated 12/29/76, an Undivided  
19.1176% Interest

By: Burgess A. Thomasson, Trustee  
Burgess A. Thomasson,  
Trustee

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Sandra Jones Thomasson Trust  
Dated 5/9/75, an Undivided  
19.1176% Interest

By: Burgess A. Thomasson, Trustee  
Burgess A. Thomasson,  
Trustee

Isabelle B. Thomasson Trust  
Dated 2/24/75, an Undivided  
29.4118% Interest

By: Albert F. Thomasson, Trustee  
Albert F. Thomasson,  
Trustee

Thomasson Trust "B" Dated  
12/17/76, an Undivided 5.8824%  
Interest

By: Albert F. Thomasson, Trustee  
Albert F. Thomasson,  
Trustee

Burgess A. Thomasson 1976  
Trust Dated 12/29/76, an  
Undivided 13.2353% Interest

By: Albert F. Thomasson, Trustee  
Albert F. Thomasson,  
Trustee

Albert F. Thomasson  
Albert F. Thomasson,  
Individually

STATE OF ALABAMA )  
MONTGOMERY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burgess A. Thomasson, whose name as Trustee of the Thomasson Trust "A" dated 12/17/76 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 such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Accepted Given under my hand, this 12<sup>th</sup> day of December, 1986.

Julian L. Overstreet  
Notary Public

MY COMMISSION EXPIRES 12-29-86

STATE OF ALABAMA )

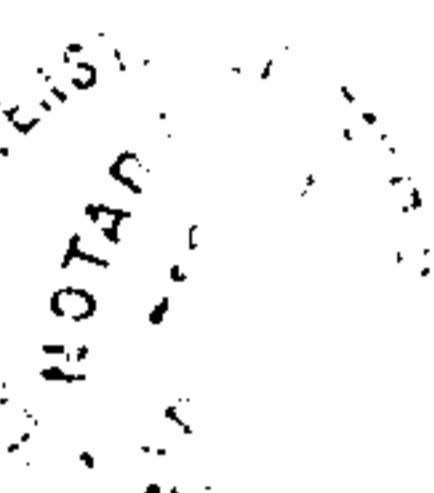
MONTGOMERY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burgess A. Thomasson, whose name as Trustee of the Albert F. Thomasson 1976 Trust dated 12/29/76 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 such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

December Given under my hand, this 17<sup>th</sup> day of December, 1986.

Julian F. Overstreet  
Notary Public

MY COMMISSION EXPIRES 12-29-86



STATE OF ALABAMA )

MONTGOMERY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burgess A. Thomasson, whose name as Trustee of the Sandra Jones Thomasson Trust dated 5/9/75 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 such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

December Given under my hand, this 17<sup>th</sup> day of December, 1986.

Julian F. Overstreet  
Notary Public

MY COMMISSION EXPIRES 12-29-86



STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, whose name as Trustee of the Isabelle B. Thomasson Trust dated 2/24/75 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being in-

formed of the contents of such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand, this 16<sup>th</sup> day of December, 1986.

Laura Lorraine Gawn  
Notary Public

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, whose name as Trustee of the Thomasson Trust "B" dated 12/17/76 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 such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand, this 16<sup>th</sup> day of December, 1986.

Laura Lorraine Gawn  
Notary Public

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, whose name as Trustee of the Burgess A. Thomasson 1976 Trust dated 12/29/76 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 such instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand, this 16<sup>th</sup> day of December, 1986.

Laura Lorraine Gawn  
Notary Public

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STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, a married man, whose name 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 such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 10<sup>th</sup> day of December, 1986.

Laura Lorraine Gawn  
Notary Public



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# EXHIBIT A

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, of Shelby County, Alabama, and more particularly described as: Beginning at the Southwest corner of the NW 1/4 of NW 1/4, Section 36, Township 18 South, Range 2 West; thence Northerly with the West line of said Section 91.50 feet to a point; thence continuing Northerly with said West line 525.12 feet to a point on the South line of U. S. Highway 280; thence Southeasterly forming an interior angle counterclockwise from the previous course of 62 deg. 04 min. 18 sec. and along the Southerly right of way of Highway 280 67.22 feet to a broken right of way monument; thence Northeasterly forming an interior angle counterclockwise from the previous course of 270 deg. 00 min. 00 sec. a distance of 10.00 feet to a broken concrete right of way monument; thence Southeasterly along the Southerly right of way of Highway 280 a curve to the right having a radius of 2230 feet, a central angle of 14 deg. 06 min. 56 sec., an arc length of 549.39 feet to a point (the chord of said curve forms an interior angle counterclockwise from the previous course of 82 deg. 56 min. 31 sec. and is 548.00 feet in length); thence Southeasterly forming an interior angle of 86 deg. 54 min. 59 sec. as measured counterclockwise from the chord previously mentioned 102.29 feet to a point; thence Southwesterly but more Southerly forming an interior angle of 197 deg. 56 min. 45 sec. as measured counterclockwise from the previous course 61.16 feet to a point; thence Westerly forming an interior angle of 113 deg. 17 min. 25 sec. as measured counterclockwise from the previous course, 128.43 feet to a point; thence Southwesterly forming an interior angle of 230 deg. 58 min. 17 sec. as measured counterclockwise from the previous course, 173.59 feet to a point on the Southerly line of the NW 1/4 of NW 1/4 of Section 36, Township 18, Range 2 aforesaid; thence Westerly forming an interior angle of 124 deg. 08 min. 40 sec., as measured counterclockwise from the previous course 199.08 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.
2. Building setback line of Alabama Power Company feet reserved from Deed Book 182 page 328 and Deed Book 103 page 39 as shown by plat.
3. A 25 foot driveway easement and an extension of the same at the South and Southeasterly portions of subject property, as shown by survey of R. A. Hathaway, dated March 17, 1986.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC 30 PM 8:29

*Thomas H. Henderson, Jr.*  
JUDGE OF PROBATE

Deed TAX 8.50  
Rec 17.50  
Jud 1.00  

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27.00