

This instrument was prepared by  
Bruce L. Gordon  
(Name) Gordon, Silberman, Wiggins & Childs  
1500 Colonial Bank Building  
(Address) Birmingham, Alabama 35203



This Form furnished by:  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation  
Safeco

**STATUTORY WARRANTY DEED** 278

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and no/100 (\$80,000.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ~~xxx~~ Charlene H. Scott, an unmarried woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Crossroads Auto Sales, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

(see attached for legal description and exceptions)

Part of the consideration set out above is represented by a Purchase Money Mortgage executed simultaneously herewith. (\$68,000.00 Purchase Money Mortgage)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

~~And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances other than those stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and lawfully shall execute and administer such covenants and defend the same to the said grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.~~

IN WITNESS WHEREOF, I ~~xxx~~ have hereunto set my ~~xxx~~ hand(s) and seal(s) this 26<sup>th</sup> day of June, 1987.

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
Charlene H. Scott  
Charlene H. Scott

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Rosemary A. Gilmore, a Notary Public in and for said County, in said State, hereby certify that Charlene H. Scott, an unmarried woman,

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of June, A.D. 1987.

*Rosemary A. Gilmore*  
Notary Public

Lot 36, a Northerly part of Lot 35 and the Southerly 5.00 feet of Lot 37, Block 1 of the Nickerson--Scott Survey, dated March, 1929 as recorded in Map Book 3, page 34 in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 deg. 54 min. East along the West boundary of Lots 33, 34, 35, 36 and 37 for 143.35 feet to the Point of Beginning; thence continue along previous course for 61.65 feet; thence South 83 deg. 55 min. East for 123.63 feet to the Westerly Boundary of Highway No. 31; thence South 7 deg. 35 min. 53 sec. West along said Westerly boundary for 66.69 feet; thence North 81 deg. 34 min. 23 sec. West for 122.85 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance made subject to the following:

1. Taxes for the year 1987.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 47 page 379, Deed Book 48 page 617, Deed Book 185 page 133 and Deed Book 60 pages 66 and 337 in Probate Office.
3. Right-of-Way granted to Shelby County by instrument recorded in Deed book 104 page 110 in Probate Office.
4. Easement to Alabaster Water and Gas Board as shown by instrument recorded in Deed Book 334 page 293 in Probate Office.
5. All Mineral and mining rights.
6. Subject to common wall on the south side of property as shown by survey dated June 22, 1987 by James A. Riggins.
7. All easements, restrictions and rights-of-way of record.

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

1987 JUL -6 PM 3:07

*Thomas A. Swindley, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>12.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>18.00</u>
TOTAL	<u>36.00</u>