

This instrument was prepared by Larry R. Newman, Attorney at Law
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

702

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixteen Thousand and No/100 to the undersigned Grantor (whether one or more than one), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, Graham N. Webster and Ruby Webster, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Woodstock Auto Salvage, Inc. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 32, Township 20 South, Range 4 West, more particularly described as follows: Begin at the Southwest corner of said SW 1/4 of NE 1/4 and run in an easterly direction along the south of said Quarter-Quarter section a distance of 364.63 feet to a point in the centerline of Shelby County Highway #1; thence turn left an angle of 97 degrees 52 minutes in a northwesterly direction and along the centerline of said Highway a distance of 818.94 feet; to a point on the centerline of another County Road running East and West; thence turn left an angle of 89 degrees 44 minutes in a Southwesterly direction and along the centerline of said road a distance of 274.13 feet to a point on the West boundary line of said SW 1/4 of the NE 1/4; thence turn left an angle 83 degrees 43 minutes in a Southerly direction along said quarter-quarter line a distance of 775.77 feet to the point of beginning.

Subject to: 1) taxes for the years 1990, and thereafter; 2) easements, restrictions, conditions, limitations, covenants and rights of way of record.

Grantee's Address: Route 1, Box 430, Woodstock, Alabama 35188

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 12th day of September, 1990.

1. Deed Tax - \$16.00
2. Notary Fee - \$2.50
3. Recording Fee - \$2.00
4. County Fee - \$1.00
5. Other Fee - \$0.00
Total - \$21.50

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

90 SEP 13 AM 9:19

Ruby Webster

JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Graham N. Webster and Ruby Webster, 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 day the same bears date.

Given under my hand this the 12th day of September, 1990.

Notary Public - Larry R. Newman
My Commission expires: 1-02-92