

This instrument was prepared by

(Name) R. Stephen Griffis

Send Tax Notice To: Auto Oasis, Inc.  
name

(Address) 2838 Culver Road  
Birmingham, AL 35223

128 1st Street North  
address  
Alabaster, AL 35007

WARRANTY DEED-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Five Thousand and no/100 Dollars (\$85,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, Clarence E. Carter and Nell E. Carter, who are husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Auto Oasis, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 5 and North 1/2 of Lot 4 in Block 2 Nickerson-Scott Survey being a subdivision of a part of East 1/2 of SE 1/4 of Section 35 and part of NW 1/4 of SW 1/4 of Section 36, Township 20 South, Range 3 West, according to Map as recorded in Map Book 3 on page 34 in Probate Office of Shelby County, Alabama. Excepting right of way 4 Lane Birmingham-Montgomery Highway. All being situated in Shelby County, Alabama.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 57 page 379; Deed 60 page 166; Deed 48 page 618 and Deed 133 page 82 in Probate Office.

Easement(s) to AT&T as shown by instrument recorded in Deed 109 page 191 in Probate Office.

Right of way for U.S. Highway 31.

Subject to:

Easements, covenants, restrictions of record.

Taxes for the year 1995 which are a lien, but which are not due and payable until October 1, 1995.

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 the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, R. Stephen Griffis hereunto set our hands(s) and seal(s), this 3rd  
day of NOV, 3, 1994

11/07/1994-33089  
09:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
93.50

Clarence E. Carter (Seal)  
Clarence E. Carter

Nell E. Carter (Seal)  
Nell E. Carter

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clarence E. Carter and Nell E. Carter, who are husband and wife whose name s are 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 and official seal this 3rd day of November, A. D., 1994

My commission expires:  
6-12-96