

This instrument was prepared by

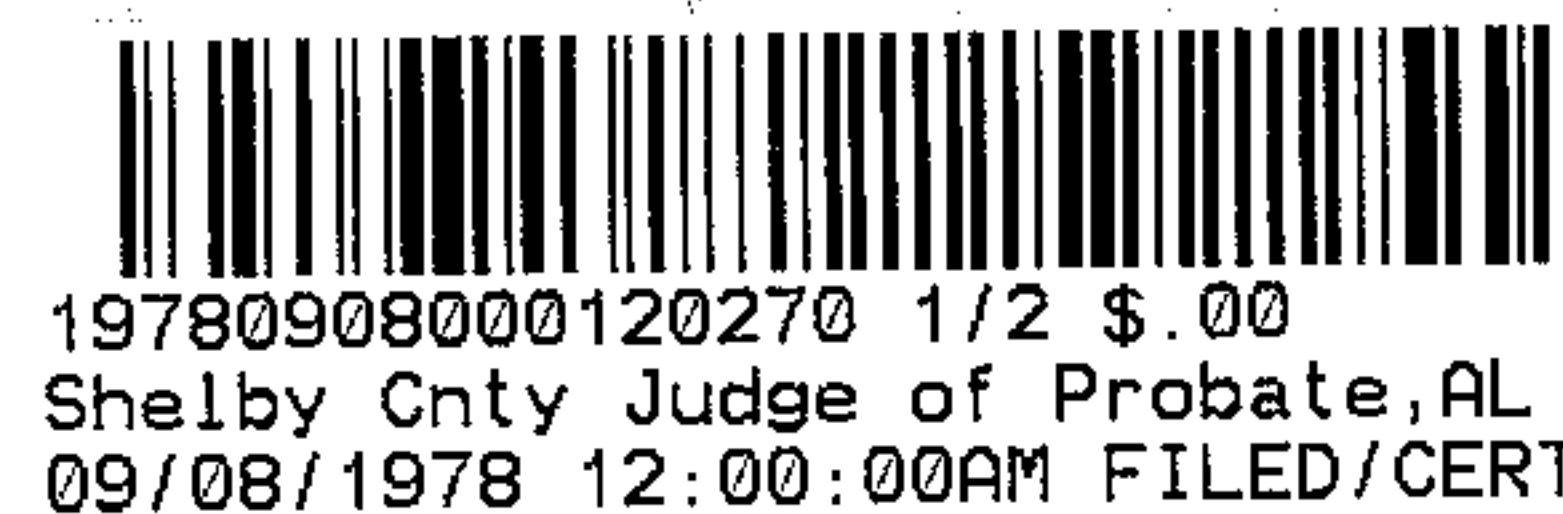
(Name) Wheeler Wilson, Attorney at Law

(Address) 2307 City Federal Building, Birmingham, Alabama 35203

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)



That in consideration of One hundred seventy-three thousand, nine hundred eleven and 41/100 (\$173,911.41) DOLLARS

to the undersigned grantor, YAMAHA SOUTH, INC., a corporation,
in hand paid by TIRE ENGINEERS, INC., a corporation,

the receipt of which is hereby acknowledged, the said YAMAHA SOUTH, INC.

does by these presents, grant, bargain, sell and convey unto the said
TIRE ENGINEERS, INC.

the following described real estate, situated in Shelby County, Alabama,
to-wit:

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20 deg. 29 min. 10 sec. left from the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run Southeasterly for a distance of 347.40 feet; thence turn 71 deg. 34 min. 40 sec. left and run Easterly for a distance of 364.82 feet; thence turn 4 deg. 50 min. 40 sec. right and run Easterly for a distance of 369.55 feet to the point of beginning; thence turn 115 deg. 32 min. left and run Northwesterly for a distance of 178.73 feet; thence turn 118 deg. 34 min. 10 sec. right and run Southeasterly for a distance of 130.53 feet; thence turn 27 deg. 14 min. 20 sec. left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U. S. Highway no. 31; thence turn 83 deg. 55 min. right and run Southeasterly along the right of way line of said road for a distance of 156.00 feet; thence turn 100 deg. 24 min. 30 sec. right and run Southwesterly for a distance of 284.26 feet; thence turn 88 deg. 22 min. right and run Northwesterly for a distance of 14.14 feet to the point of beginning.

Subject to:

1. Taxes for the year 1978, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of way to Shelby County for roadway recorded in Deed Book 154 page 111 in the Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 101 page 505, Deed Book 119 page 457, Deed Book 157, page 290, Deed Book 164 page 378 and Deed Book 172 page 543, all in the Probate Office of Shelby County, Alabama
5. Right of way and easement for telephone lines as set out in Deed Book 56 page 296 of the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said TIRE ENGINEERS, INC., AND ITS heirs and assigns forever.

And said YAMAHA SOUTH, INC. does for itself, its successors and assigns, covenant with said TIRE ENGINEERS, INC., AND ITS heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said TIRE ENGINEERS, INC., AND ITS heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby Co. Abstract

BOOK 314 PAGE 823

IN WITNESS WHEREOF, the said YAMAHA SOUTH, INC., by its
President, BOBBY G. DARTY, who is authorized to execute
this conveyance, has hereto set its signature and seal, this the
7th day of Sept., 1978.

ATTEST:

Howard F. Johnston
HOWARD F. JOHNSTON Secretary

BY: Bobby G. Darty
BOBBY G. DARTY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, a Notary Public in and for said Coutny,
in said State, hereby certify that Bobby G. Darty whose name as President
of YAMAHA SOUTH, INC., a corporation, 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, he, as such officer and with
full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 7th day of SEPT., 1

J. William Wilcox, II
Notary Public

BOOK 314 PAGE 324

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

1978 SEP -8 AM 10:37

Thomas A. Lawrence
JUDGE OF PROBATE

See mtg 382-751

Rec. 300
Ind. 100
400



19780908000120270 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1978 12:00:00AM FILED/CERT