

This instrument was prepared by  
(Name) Frances Heidt

(Address) Stewart, Falkenberry & Whatley, 2100 16th Avenue South, Suite 305  
Birmingham, Alabama 35205  
WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of one hundred fifty-seven thousand three hundred dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roy L. Martin and spouse, Charlotte J. Martin

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

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

A tract of land situated in the SW 1/4 of Section 24 and also the NW 1/4 of Section 25, both in Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West and run along the South line of said Section in an Eastern direction 583.37 feet to the point of beginning; thence 80 deg. 45 min. 00 sec. right 239.08 feet; thence 79 deg. 31 min. 00 sec. left 214.68 feet to the West right-of-way line of U. S. Highway 31; thence 108 deg. 11 min. 00 sec. left 387.54 feet along said right of way; thence 84 deg. 03 min. 00 sec. left 159.40 feet; thence 88 deg. 15 min. 00 sec. left 100.84 feet; LESS AND EXCEPT the most Northerly 140 feet of the hereinabove described real property; being situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

Simultaneously with the delivery of this deed, grantee herein has executed first and second mortgages in amounts totalling one hundred fifty-seven thousand (\$157,000.00) to secure the amounts borrowed to finance the above described property.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 20th day of December, 1983.

Rec'd 1.50  
Ind 1.00  
2.50

1983 DEC 28 PM 2:05  
441-134-136

Roy L. Martin (Seal)  
Charlotte J. Martin (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Susan L. Rosshirt, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Charlotte J. Martin whose name s 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 20th day of December A. D. 1983

SHELBY STATE BANK  
P. O. BOX 216  
PELHAM, ALABAMA 35124

Susan J. Rosshirt  
Notary Public