

1253

SEND TAX NOTICE TO:
Key Royal Automotive Company
3550 Independence Drive
Birmingham, Alabama 35209

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this ____ day of September, 1984 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of KEY ROYAL AUTOMOTIVE COMPANY, a Delaware corporation (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, the following described real property situated in Shelby County, Alabama, to wit:

160
006
BOX Lot 1, according to the subdivision plat of Meadow Brook Corporate Park, Phase I, as recorded in Map Book 9, Page 35, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to those matters more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

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

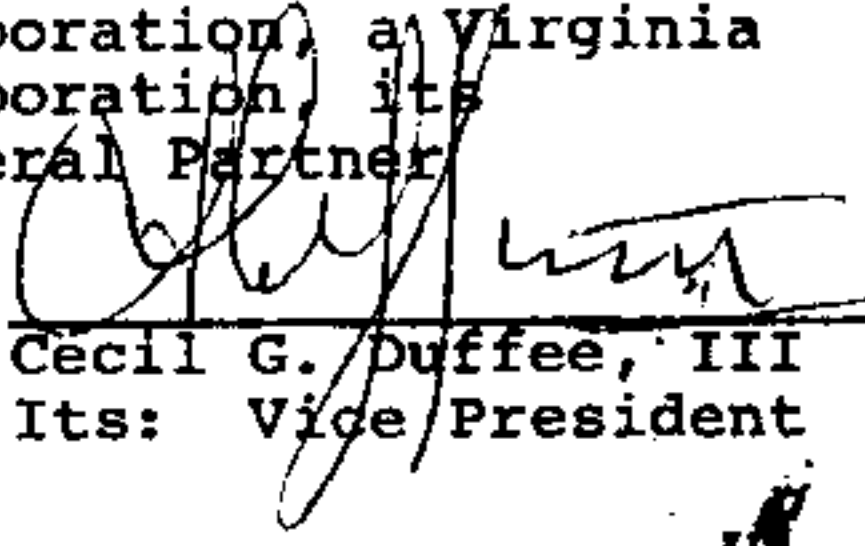
And the said Grantor does for itself and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except for the Permitted Title Exceptions; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., has caused this Warranty Deed to be executed by its General Partner, which is duly authorized to execute the same as of the day and year first above written.

Thomas Dalligarda

DANIEL U.S. PROPERTIES, LTD.,
a Virginia limited partnership

By: Daniel Realty Investment
Corporation, a Virginia
corporation, its
General Partner

By: 
Cecil G. Duffee, III
Its: Vice President

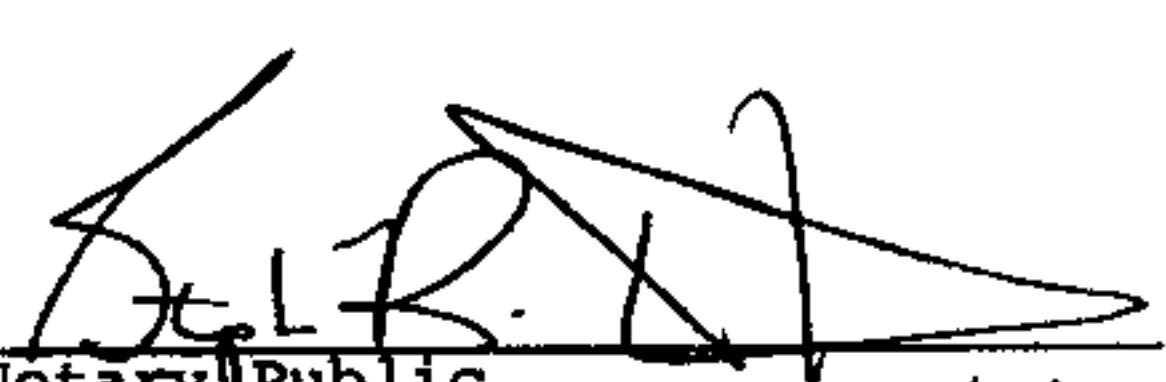
STATE OF ALABAMA)

JEFFERSON COUNTY)

BOOK 006 PAGE 161
I, the undersigned, a Notary Public in and for said county,
in said state, hereby certify that Cecil G. Duffee, III whose
name as Vice President of DANIEL REALTY INVESTMENT CORPORATION, a
Virginia corporation, as General Partner of DANIEL U.S.
PROPERTIES, LTD., a Virginia limited partnership, is signed to
the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed of the contents of
said instrument, he, as such officer and with full authority,
executed the same voluntarily, for and as the act of said
corporation, acting in its capacity as General Partner as
aforesaid.

Given under my hand and official seal, this the 19th day of
September, 1984.




Notary Public
My Commission Expires: 11/13/84

This instrument prepared by
and should be returned to:

Stephen R. Monk
Daniel Realty Corporation
1900 Daniel Building
Birmingham, Alabama 35233

EXHIBIT "A"

PERMITTED TITLE EXCEPTIONS

1. Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 109, Page 490, in the Probate Office of Shelby County, Alabama. (Affects S 1/2 of SW 1/4 of Section 31, Township 18, Range 1 West).
3. Easement to South Central Bell as recorded in Deed Book 311, Page 432, in Probate Office of Shelby County, Alabama. (Affects S 1/2 of SW 1/4 of Section 31, Township 18, Range 1 West).
4. Title to minerals underlying SW 1/4 of SW 1/4 Section 31, Township 18, Range 1 West, with mining rights and privileges belonging thereto as reserved in Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama.
5. Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 299, Page 703, affecting the S 1/2 of SW 1/4, Section 31, Township 18, Range 1 West.
6. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park dated October 17, 1984 and recorded in Book 5, Page 772.

NOTE: All documents referenced herein are recorded in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 OCT 22 PM 4:55
JUDGE OF PROBATE

Deed tax - 225.00
Rec. 750
Ind. 1.00
233.50