

THIS INSTRUMENT PREPARED BY:

2745 Send Tax Notice To:

NAME: DONALD N. GUTHRIE
3932 Crosshaven Drive
ADDRESS: Birmingham, Al. 35243

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

25,000.00

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald N. Guthrie, Samuel R. Flowers and D. Frank Davis

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

AUTO BUBBLE CLEAN, INC.

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

Commence at the southwest corner of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama:

Thence run east along the South line of Section 26 a distance of 974.97 feet to the intersection of said section line with the easterly right of way of U.S. Highway #31; thence turn left 106 deg. 54 min. 35 sec. and run northwest along said right of way 863.29 feet to the point of beginning; thence turn left 00 deg. 24 min. 33 sec. and continue along said right of way 10.62 feet; thence turn right 00 deg. 24 min. 33 sec. and continue along said right of way 49.00 feet to the point of a curve having a central angle of 02 deg. 38 min. 24 sec. and a radius of 1110.67 feet; thence continue along said right of way and run along the arc of said curve 51.18 feet; thence turn right 104 deg. 36 min. 36 sec. from tangent and leaving said right of way run east 103.58 feet; thence turn right 90 deg. 00 min. 00 sec. and run south 106.12 feet; thence turn right 90 deg. 00 min. 00 sec. and run west 71.78 feet to the point of beginning.

(Legal description continued on overside.)

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 April, 1987.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Pauline E. Scott, a Notary Public in and for said County, in said State, hereby certify that DONALD N. GUTHRIE, SAMUEL R. FLOWERS, & D. FRANK DAVIS whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, A. D., 1987.

This conveyance is subject to the following:

1. Mineral and mining rights and rights incident thereto recorded in Volume 43, page 199, in the Probate Office of Shelby County, Alabama.
2. Right of Way granted to Shelby County by instrument recorded in Volume 112, page 163 and Volume 167, page 444, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 113, page 386 and Volume 170, page 228, in the Probate Office of Shelby County, Alabama.
4. Easement recorded in Real 108, page 300, in the Probate Office of Shelby County, Alabama.

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

1987 APR 24 PM 3:32

Thomas W. Shaw, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>25.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>31.00</u>

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FILED