

This instrument was prepared by

Bruce L. Gordon
(Name) Gordon, Silberman, Wiggins & Childs
1500 Colonial Bank Building
(Address) Birmingham, Alabama 35203



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation
Safeco

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and no/100 (\$120,000.00) Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, William G. Carrico and Victor Richard Scott, Co-Trustees of the Victor Scott
Family Trust

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

Crossroads Auto Sales, Inc., a corporation

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

(see attached for legal description and exceptions)

Part of the consideration set out above is represented by a Purchase Money Mortgage
executed simultaneously herewith. (\$102,000.00 Purchase Money Mortgage)

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 said grantee that
I (we) and my (our) heirs, executors and administrators shall not lawfully sell, lease, convey, mortgage, or otherwise dispose of
any part of the premises hereinafter described, nor shall we (we) have a good right to sell and convey the same as aforesaid; that I (we)
will, my (our) heirs, executors and administrators shall not and shall not attempt to do so, and shall defend the same to the said grantee, his, her or their
heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this
day of July, 19 87.

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(SEAL)

William G. Carrico (SEAL)
William G. Carrico, Co-Trustee of the
Victor Scott Family Trust

(SEAL)

(SEAL)

Victor Richard Scott (SEAL)
Victor Richard Scott, Co-Trustee of
the Victor Scott Family Trust

STATE OF

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I,
in said State, hereby certify that

whose name(s) signed to the foregoing conveyance, and who
that, being informed of the contents of the conveyance,

known to me, acknowledged before me on this day,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A.D. 19

Bruce L. Gordon
Form Ala. 30

(see reverse side for acknowledgments)

Notary Public

2

Lots 38, 39, the Northerly 45 feet of Lot 37 and the Southerly 25.0 feet of Lot 40, Block 1, of the Nickerson--Scott Survey, dated March, 1929, as recorded in Map Book 3, page 34, in the Judge of Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 deg. 54 min. along the West boundary of Lots 33, 34, 35, 36, 37, 38, 39 and 40 for 205.00 feet to the point of beginning; thence continue along previous course for 170.0 feet; thence South 83 deg. 55 min. East for 125.17 feet to the westerly boundary of Highway No. 31; thence South 7 deg. 25 min. 10 sec. West along said Westerly boundary for 170.03 feet; thence North 83 deg. 55 min. West for 123.63 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Taxes for the year 1987.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 47 page 379, Deed Book 48 page 617, Deed Book 185 page 133 and Deed Book 60 pages 66 and 337 in Probate Office.
3. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 104 page 110 in Probate Office.
4. Easement to Alabaster Water and Gas Board as shown by instrument recorded in Deed Book 334 page 293 in Probate Office.
5. All Mineral and mining rights.
6. Subject to encroachment of sign as shown by survey dated June 22, 1987 by James A. Riggins.
7. All easements, restrictions and rights-of-way of record.

wcc
VRL

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

1987 JUL -6 PM 3:03

T. Thomas R. Jones, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 18.00
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	26.50