

SEND TAX NOTICE TO:

(Name) Crossroads Auto Sales, Inc.
Route 5, Box 801
(Address) Montevallo, Alabama 35115

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER
(Address) COLUMBIANA, ALABAMA 35051.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand & No/100 (\$150,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Leroy S. Blankenship, a married man,

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

Crossroads Auto Sales, Inc., an Alabama corporation,

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

From the Northwest corner of NE 1/4 of the NW 1/4, Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, as beginning point; run along the West 1/4-1/4 line South 00 deg. 21 min. East for 343.2 feet to a point on the Westerly right of way line of U.S. Highway No. 31; thence run along said highway right of way line North 26 deg. 22 min. 43 sec. East for 383.08 feet to a point on the North 1/4-1/4 line; thence run West along said 1/4-1/4 line for 172.3 feet, back to beginning point. Situated in Shelby County, Alabama.

Subject to utility easements and road rights of way of record, and

Subject to:

Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 514, and in Deed Book 170, page 264 in Probate Office of Shelby County, Alabama.

Subject to Purchase Money Mortgage in the amount of \$130,000.00.

The above described property constitutes no part of the homestead of grantor or grantor's spouse.

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, I have hereunto set my hands(s) and seal(s), this 17th day of September, 1987.

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

Deed Tax \$ 20.00
Mtg. Tax
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 23.50

1987 SEP 18 AM 8:19

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned

hereby certify that Leroy S. Blankenship, a married man,

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, A. D., 1987.

Leroy S. Blankenship (Seal)
(Leroy S. Blankenship)

(Seal)

(Seal)

General Acknowledgment