

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

319

WARRANTY DEED

MAIL TAX NOTICE TO: AUSTIN AUTO PARTS, INC.
POST OFFICE BOX 120
CALERA, ALABAMA 35040

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifteen Thousand and no/100 Dollars (\$15,000.00), to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, Charles Erskine Baxley, a married man; James William Baxley, a married man; and Mary Louise Baxley Capps Palmer, a married woman; and Charles Erskine Baxley, James William Baxley, and Mary Louise Baxley Capps Palmer, as Co-Executors of the Estate of Jewell Dobbs Baxley, deceased, grant, bargain, sell and convey unto Austin Auto Parts, Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

The North 40 feet of the South 46.25 feet of Lot 2, Block 45, according to J. H. Dunstan's Map of Calera, Alabama. Said property also being known as the North 40 feet of the South 46.25 feet of Lot 66, according to Dare's Map of Calera, Alabama. Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of August, 1989.

BOOK 254 PAGE 738

Charles Erskine Baxley
Charles Erskine Baxley, individually

Charles Erskine Baxley
Charles Erskine Baxley, Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, Probate Case No. 28-91, Shelby County, Alabama.

James William Baxley
James William Baxley, individually

James William Baxley
James William Baxley, Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, Probate Case No. 28-91, Shelby County, Alabama.

Mary Louise Baxley Capps Palmer
Mary Louise Baxley Capps Palmer, individually

Mary Louise Baxley Capps Palmer
Mary Louise Baxley Capps Palmer, Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, Probate Case No. 28-91, Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Charles Erskine Baxley, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, 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, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 31st day of August, 1989.

Paula D. Seale
Notary Public

My Commission Expires August 14, 1993

STATE OF ALABAMA
JEFFERSON COUNTY

Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James William Baxley, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, 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, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 31st day of August, 1989.

Paula D. Seale
Notary Public

My Commission Expires August 14, 1993

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

89 SEP -6 PM 11:37

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF FLORIDA
LAKE COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mary Louise Baxley Capps Palmer, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 29 day of August, 1989.

Katherine R. Spence
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 15, 1993
BONDED THROUGH THE STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 15, 1993
BONDED THROUGH THE STATE OF FLORIDA

- 1. Deed Tax ----- \$ 15.00
- 2. Mtg. Tax ----- \$
- 3. Recording Fee ----- \$ 5.00
- 4. Indexing Fee ----- \$ 4.00
- 5. No Tax Fee ----- \$
- 6. Certified Stamp Fee -- \$ 1.00

Total ----- \$ 25.00

BOOK 254 PAGE 739