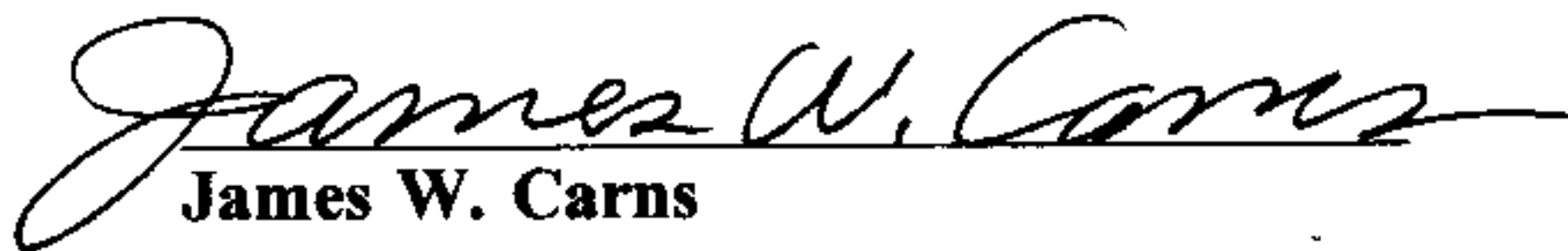


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Before me, the undersigned, personally appeared **James W. Carns** who, after first being duly sworn, deposes and says the following:

1. I am the sole Trustee of the Modern Sales, Inc., Profit Sharing Plan, the owner of the property conveyed simultaneously herewith to Eastwood Mini Storage Company.
2. As sole Trustee I have the power and authority to execute deeds and conveyances of property owned by the Plan. The deed executed and delivered by me as Trustee for the Plan, conveying real property in Shelby County, Alabama to Eastwood Mini Storage Company, is fully effective and binding upon the Plan.


James W. Carns

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to and subscribed before me this
15 day of Dec, 1994


Notary Public

2/2/96
My Commission Expires

Inst # 1994-36873

12/19/1994-36873
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

Inst # 1994-36873