

This instrument was prepared by
(Name) R. Stephen Griffis, Esq.
2838 Culver Road
(Address) Birmingham, AL 35223

Auto Oasis, Inc.
c/o Express Management
Send Tax Notice To: _____
name _____
4628 Montevallo Road
address Suite 106
Birmingham, AL 35210

WARRANTY DEED-

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY }

That in consideration of Twenty Three Thousand and no/100 Dollars (\$23,000.00)

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

James O. Lunceford, a married man

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

Auto Oasis, Inc.

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

Lot 3 and the South half of Lot 4, except that part taken by U.S. Highway 31 right-of-way, Block 2, according to the Nickerson and Scott Survey as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, restrictions and covenants of record.

Inst # 1995-06176

03/09/1995-06176
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SRA 31.50

This property is not now nor has it ever been the homestead of Grantor.

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 GRANTEE(S), 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 GRANTEE(S), 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

day of February, 1995.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

James O. Lunceford
JAMES O. LUNCEFORD

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James O. Lunceford, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

February, 1995. A. D. 1995.

Notary Public