

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Crossroad Auto Sales, Inc.

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

500⁰⁰

That in consideration of Ten and no/100-----DOLLARS

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

Thomas M. Trussell, a married man; and James C. Middlebrooks, a married man

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

Crossroad Auto Sales, Inc.

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

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West; thence run North along the West line of said 1/4-1/4 for 215.31 feet to the South right of way line of Alabama Highway No. 70; thence 89 degrees 05 minutes 33 seconds right run along said right of way for 153.90 feet to the P.C. of a curve; thence continue along said curve and right of way (whose radius is 1931.32 feet; delta angle = 20 degrees 20 minutes 07 seconds right; length of arc is 685.45 feet) to a point on said right of way curve, and the point of beginning; thence continue along said right of way curve for 256.12 feet; thence 129 degrees 53 minutes 35 seconds right from tangent of said curve run 96.27 feet; thence 9 degrees 36 minutes 44 seconds right and run 191.49 feet; thence 115 degrees 39 minutes 38 seconds right run 187.51 feet to the point of beginning.

Being situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS#12945, dated July 29, 1990.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

06/30/1995-17293
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.00

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, we have hereunto set our hands(s) and seal(s), this 15th day of June 1995

(Seal)

Thomas M. Trussell

(Seal)

(Seal)

James C. Middlebrooks

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Trussell and James C. Middlebrooks whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June A. D., 1995

Notary Public.

Inst # 1995-17293