

This instrument was prepared by:

G. David Johnston, Esq.  
Johnston, Hinesley, Flowers & Clenney, P.C.  
291 North Oates Street (36303)  
Post Office Box 2246  
Dothan, Alabama 36302

\$454,101.62.

### GENERAL WARRANTY DEED

STATE OF ALABAMA    1  
                              1  
COUNTY OF SHELBY   1

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred (\$100.00) Dollars and other valuable consideration to the undersigned grantor, **SHELBY LEASING PARTNERS**, an Alabama general partnership (herein referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SHELBY LEASING, L.L.C.**, an Alabama limited liability company whose mailing address is Post Office Box 1325, Dothan, Alabama 36302 (herein referred to as "GRANTEE"), the following - described real estate, lying in the County of Shelby, State of Alabama -- to-wit:

That certain parcel of real estate located in Section 23 and 24, Township 20 South, Range 3 West, more particularly described as follows:

Begin at the Northwest corner of said Section 24; thence in an easterly direction along the north line of said Section 24, a distance of 119.40 feet; thence 61 degrees 15 minutes 01 seconds right, in a southeasterly direction, a distance of 516.66 feet; thence 79 degrees 50 minutes 44 seconds right, in a southwesterly direction, a distance of 222.47 feet; thence 101 degrees 16 minutes 15 seconds right, in a northwesterly direction, a distance of 442.23 feet; thence 89 degrees 54 minutes 30 seconds left in a southwesterly direction, a distance of 30.00 feet; thence 90 degrees right, in a northwesterly direction, a distance of 240.47 feet; thence 117 degrees 17 minutes right, in an easterly direction, a distance of 145.46 feet to the POINT OF BEGINNING.

This conveyance is expressly made subject to that certain Real Estate Mortgage and Security Agreement, dated September 5, 1986, given by the Grantor hereof, as Mortgagor, to SouthTrust Bank of Alabama, National Association, as Mortgagee, and recorded in Mortgage Book 89, Page 303, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD** the aforegranted premises in fee simple to the said GRANTEE, and its successors and assigns forever.


And said GRANTOR does for itself, its successor and assigns, covenant with said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR has hereto set its signature this the  
28th day of December, 1995.

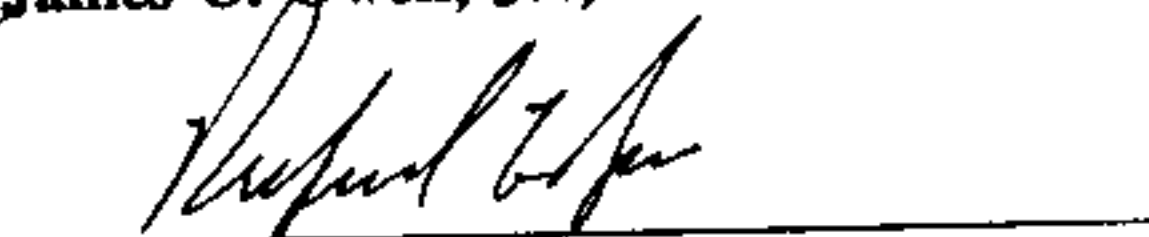
**GRANTOR:**

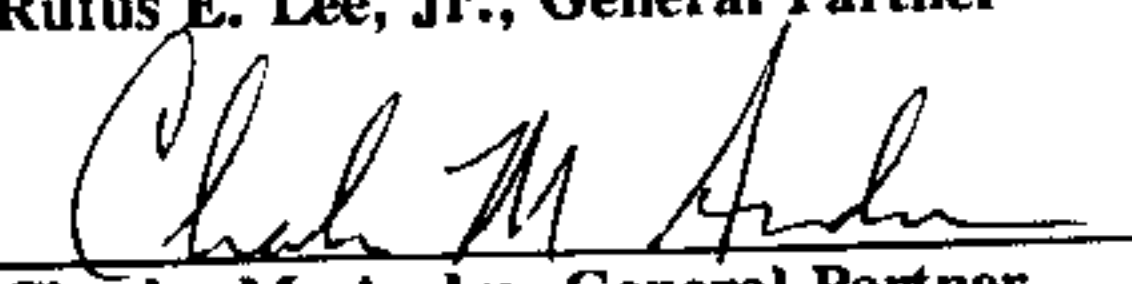
**SHELBY LEASING PARTNERS,  
an Alabama general partnership**

  
James C. Stuckey, Jr., General Partner

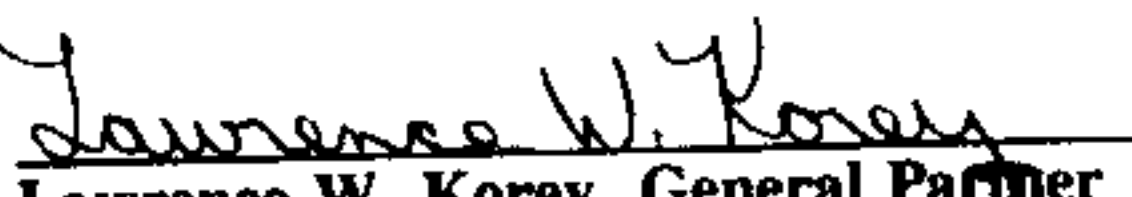
  
George C. Harris, General Partner

  
James C. Owen, Jr., General Partner

  
Rufus E. Lee, Jr., General Partner

  
Charles M. Andre, General Partner

  
Donald R. Stone, General Partner

  
Lawrence W. Korey, General Partner

  
Bryan B. Thompson, General Partner

STATE OF ALABAMA     )  
                                      )  
HOUSTON COUNTY     )

I, G. David Johnston, a Notary Public, in and for said County in said State, hereby certify that **JAMES C. STUCKEY, JR., GEORGE C. HARRIS, JAMES C. OWEN, JR., RUFUS E. LEE, JR., CHARLES M. ANDRE, LAWRENCE W. KOREY and BRYAN B. THOMPSON**, whose names as General Partners, are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, they, in their capacity as such General Partners executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of December, 1995.

  
Notary Public

My Commission Expires: 1/14/96

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

I, Jean C. Davis, a Notary Public, in and for said County in said State, hereby certify that **DONALD R. STONE**, whose name as General Partner, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in his capacity as such General Partner executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of December, 1995.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: July 10, 1999.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires: \_\_\_\_\_ Inst # 1996-01349

01/16/1996-01349  
10:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 468.00

DEED.ALASHLBY\_II.GWD