

THIS INSTRUMENT PREPARED BY:

✓ James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Fountain City Body Works, Inc.
5541 Wares Ferry Road
Montgomery, AL 36117

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy-five Thousand and No/100 Dollars (\$175,000.00) and other good and valuable consideration, to the undersigned, William J. Bailey and wife, Lucille M. Bailey, and Wade Yates and wife, Ann Bailey Yates ("Grantors"), in hand paid by Fountain City Body Works, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Lot 1, according to the Survey of The Ace Subdivision, as recorded in Map Book 20, at Page 137, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 129, at Page 560, and Real 48, at Page 36, in the Shelby County Probate Office; (3) Transmission Line Permits to Shelby County as shown by instruments recorded in Deed 177, at Page 91, and Deed 216, at Page 16, in the Shelby County Probate Office; (4) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by Map Book 20, at Page 137, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Building setback line of 20 feet reserved from the Easterly side of lot as shown by plat.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons. Inst # 1996-08657

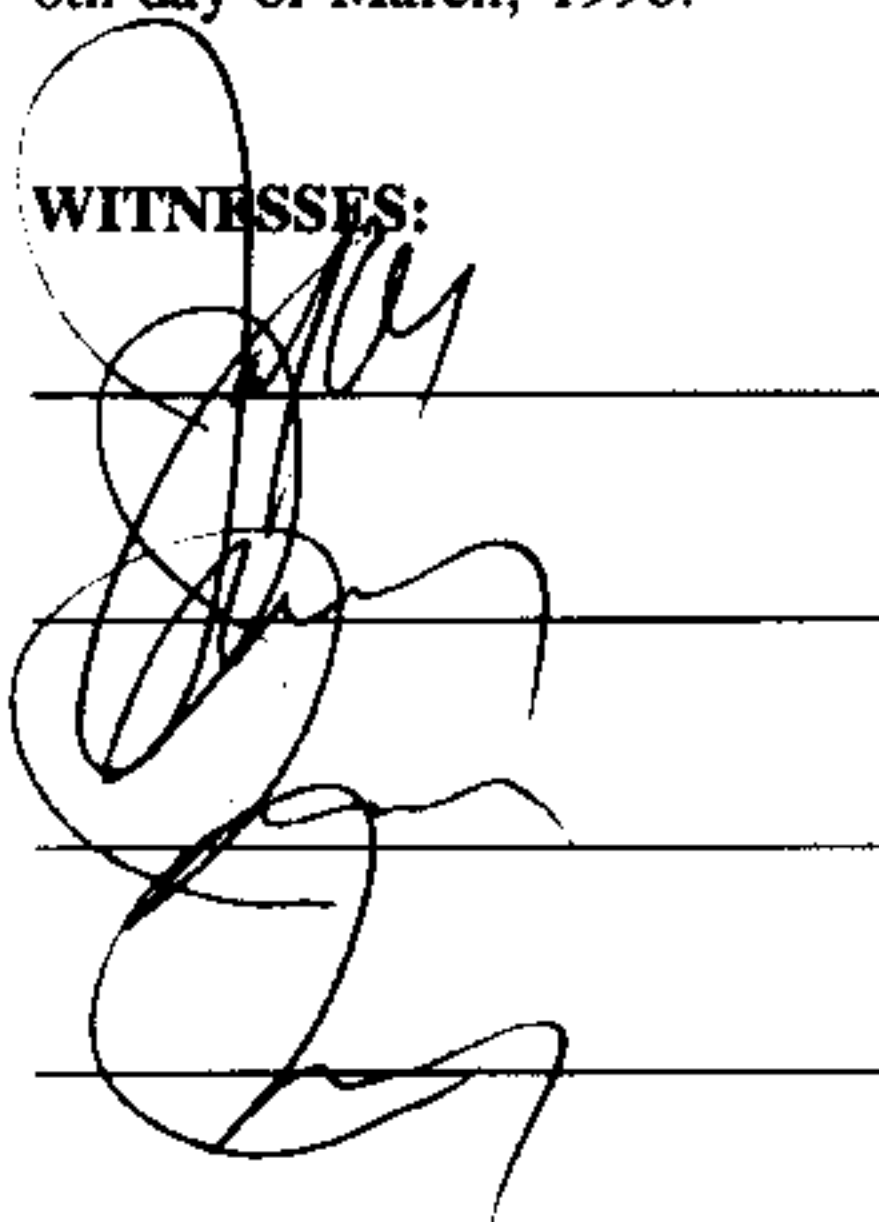
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08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 38.00

1996-08657
Inst #

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

8th day of March, 1996.

WITNESSES:



William J. Bailey
William J. Bailey

Lucille M. Bailey
Lucille M. Bailey

Wade Yates
Wade Yates

Ann Bailey Yates
Ann Bailey Yates

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Bailey and wife, Lucille M. Bailey, 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 seal this 8th day of March, 1996.


Notary Public

My Commission Expires: 28 Mar 99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wade Yates and wife, Ann Bailey Yates, 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 seal this 8th day of March, 1996.


Notary Public

My Commission Expires: 28 Mar 99

Inst # 1996-08657

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