

SEND TAX NOTICE TO:

University Car Wash, LLC
P.O. Box 380186
Birmingham, AL 35238

GENERAL WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Four Thousand and no/100 (\$ 24,000.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, Lynn M. Johnson, a married woman, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto University Car Wash, L.L.C., (herein referred to as "Grantee"), the following described real estate, which status is not my homestead, situated in Shelby County, Alabama, to -wit:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of NE 1/4 of SW 1/4, Section 17, Township 19 South, Range 1 West; and run thence South along the West boundary of said 1/4 1/4 Section 200 feet; thence turn an angle of 90 degrees to the left and run thence East and parallel with the North boundary of said 1/4 1/4 Section to a point on the East boundary of a roadway (which said roadway is designated as " 50 foot reservation" in deed to Henry P. Seifert as recorded in the Probate Office of Shelby County, Alabama in Deed Book 120 page 479), which said point is marked by an iron pin; which point is point of the beginning; thence continue Easterly and parallel with the North boundary of said 1/4 1/4 Section, and in the same direction, 300 feet to a point; thence turn an angle of 131 degrees 59 minutes to the right and run Southwesterly 292.17 feet to the East boundary of said roadway; thence Northerly along the East boundary of said roadway to the point of beginning; being situated in Shelby County, Alabama.

This is a Deed of Correction to reflect the proper granting clause of original deed., recorded in Inst. 1995-25593.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and executors and administrators 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, I have hereunto set my hand and seal, this 11 day of MARCH, 1996.

Lynn M. Johnson (Seal)
Lynn M. Johnson

Alabama Title

Inst # 1996-08930

03/20/1996-08930
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Johnson, 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, he executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal, this 11 day of March 1996.

Berinda L. Brechin
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 29, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-08930

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00