

This Instrument Was Prepared By:  
DICKERSON & MORSE  
Attorneys-at-Law  
214 Lorna Square  
Birmingham, Alabama 35216

STATE OF ALABAMA  
COUNTY OF SHELBY

CORPORATION WARRANTY DEED  
JOINT WITH RIGHT OF  
SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIFTY TWO THOUSAND DOLLARS AND 00 CENTS (US\$52,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, One 19 Auto Sales, Inc, a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Michael A. Palmer and wife, Lesa M. Palmer, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of 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.

Note: \$40,000.00 of the above purchase price is in the form of a Mortgage in favor of First National Bank of Columbiana executed and recorded simultaneously herewith. This is not the homestead property of the Grantor as defined in Code of Alabama §6-10-3.

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

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and itself successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Thomas M. Trussell, an unmarried man, a Corporation, has hereunto set its signature by Thomas M. Trussell its , President duly authorized on this the 30th day of MAY, 1996.

One 19 Auto Sales, Inc.

By Thomas M. Trussell  
Thomas M. Trussell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas M. Trussell, whose name as President of One 19 Auto Sales, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of MAY, 1996.

Orville D. Dyer  
Notary Public

My Commission Expires: 4/23/00

06/03/1996-17783  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 20.50

Inst # 1996-17783