

STATE OF ALABAMA)
) **WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Eight Thousand Dollars (\$48,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Billy K. Graham, III, and Jon G. Graham**, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Graham's Automotive, Inc.**, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of said Section 14; thence run Southerly along the East Section line a distance of 525.56 feet; thence 90 degrees right a distance of 589.21 feet to the point of beginning on the Southerly right of way of Shelby County Highway No. 26; thence an interior angle right Southeasterly of 54 degrees 12 minutes 20 seconds a distance of 1215.36 feet to the centerline of a creek; thence 108 degrees 23 minutes 23 seconds right along the centerline of a creek a distance 69.36 feet; thence 31 degrees 48 minutes 48 seconds left along the centerline of a creek a distance of 91.41 feet; thence 39 degrees 46 minutes 24 seconds right along the centerline of a creek a distance of 133.16 feet; thence 15 degrees 43 minutes 44 seconds left along the centerline of a creek a distance of 87.12 feet; thence 30 degrees 28 minutes 29 seconds right along the centerline of a creek a distance of 57.89 feet; thence 39 degrees 23 minutes 26 seconds right along the centerline of a creek a distance of 121.92 feet; thence 44 degrees 15 minutes 08 seconds right along the centerline of a creek a distance of 57.13 feet; thence 44 degrees 44 minutes 22 seconds right along the centerline of a creek a distance of 67.60 feet; thence 12 degrees 23 minutes 41 seconds left along the centerline of a creek a distance of 79.01 feet; thence 42 degrees 58 minutes 16 seconds left along the centerline of a creek a distance of 54.76 feet; thence 43 degrees 28 minutes 24 seconds left along the centerline of a creek a distance 89.74 feet; thence 20 degrees 31 minutes 32 seconds left along the centerline of a creek a distance of 72.0 feet; thence 40 degrees 23 minutes 26 seconds left along the centerline of a creek a distance of 227.49; thence 62 degrees 47 minutes 46 seconds right along the centerline of a creek a distance of 125.54 feet; thence 85 degrees 47 minutes 27 seconds left leaving said centerline of a creek a distance of 17.89 feet; thence 97 degrees 29 minutes 53 seconds right a distance of 235.54 feet; thence 95 degrees 44 minutes 45 seconds right a distance of 274.60 feet; thence 90 degrees 11 minutes 23 seconds left a distance of 312.47 feet to the Southerly right of way of Shelby County Highway No. 26; thence 90 degrees 10 minutes 44 seconds right along said right of way a distance of 334.04 feet to the point of beginning. 11.116 Acres More or Less.

This legal description all according to the survey of Barton F. Carr, RLS # 16685, dated June 23, 1993.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

06/12/1996-19123
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 59.00

Inst. # 1996-19123

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 10th day of June, 1996, in Calera, Alabama.

PARTY OF THE FIRST PART

James D. Graham (L.S.)
Elizabeth K. Graham (L.S.)

STATE OF ALABAMA

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ACKNOWLEDGMENT

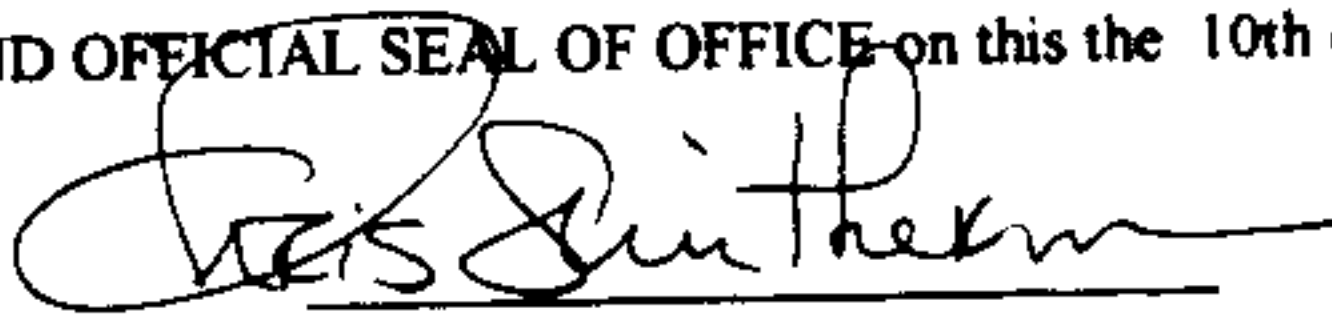
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SHELBY COUNTY

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I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10th day of June, 1996.



NOTARY PUBLIC

My Commission Expires 5.13.2000

THIS INSTRUMENT PREPARED BY:

CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115

1996-19123

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