

Send Tax Notice To:

Automotive Realty Partners, L.L.C.
1675 Montgomery Highway
Hoover, Alabama 35226
PID# 10-9-31-3-001-010.000

Inst # 1996-41246

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Six Hundred Seventy-Five Thousand and 00/100 (\$675,000.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Donald W. Hodge and Virginia C. Hodge, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Automotive Realty Partners, L.L.C.

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

506250 of the purchase price was paid from a mortgage loan of even date
executed by the Grantee(s) simultaneously herewith.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due
and payable.

Subject to easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

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IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 10th day of December, 1996.


Donald W. Hodge


Virginia C. Hodge

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald W. Hodge and Virginia C. Hodge, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of December, 1996.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 96108RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the N 1/2 of NW 1/4 of SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the accepted SW corner of said N 1/2 of NW 1/4 of SW 1/4 of said Section, run in an Easterly direction along the South line of said 20 acres for a distance of 587.28 feet to an existing iron rebar being the Point of Beginning of said tract; thence turn an angle to the left of 88 degrees 02 minutes 38 seconds and run in a Northerly direction for a distance of 244.73 feet to an existing solid iron; thence turn an angle to the right of 67 degrees 44 minutes 58 seconds and run in a Northeasterly direction for a distance of 563.14 feet to an existing PK nail being on the west right-of-way line of the new Montgomery Highway; thence turn an angle to the right of (93 degrees 51 minutes 45 seconds to the chord) and run in a Southeasterly direction along the southwest right-of-way line of said Montgomery Highway (having a central angle of 14 degrees 33 minutes 54 seconds and a radius of 1809.86 feet) for a distance of 460.08 feet to an existing old iron rebar; thence turn an angle to the right (106 degrees 26 minutes 54 seconds from last mentioned chord) and run in a Westerly direction for a distance of 666.33 feet, more or less, to the Point of Beginning.

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12/16/1996-41246
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 182.50