

SEND TAX NOTICE TO:

Name: Franklin Automotive Inc
Address: 2880 Acton Road
Birmingham, AL 35244

This instrument was prepared by

Name: KAREN REAMER
Address: 2155 OLD ROCKY RIDGE ROAD HOOVER, AL.

Form 1-1-8 Rev 3/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNOLIA CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY THOUSAND SIX HUNDRED DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
DOW, WIDEMAN, LAWACZECK and CHILDS, A GENERAL PARTNERSHIP

(herein referred to as grantors) do grant, bargain, sell and convey unto
FRANKLIN AUTOMOTIVE, INC.

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Commence at the Northwest Corner of the SW1/4 of the SE1/4, Section 12, T-21S, R-3W; thence run southerly along the west boundary of said 1/4 1/4 for 425.00 feet to an iron, being the point of beginning of the parcel herein described; thence turn an angle of 155 degrees 55 minutes 56 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right-of-way monument on the southwest right-of-way line of Interstate Highway 65; thence turn an angle of 62 degrees 50 minutes 54 seconds to the right and run southeasterly along said right-of-way line for 110.50 feet to a concrete right-of-way monument; thence continue along said right-of-way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds, for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open-end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 77.56 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds, for an arc distance of 90.22 feet to an iron; thence run northwesterly, tangent to the curve, for 555.02 feet to an iron; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to the point of beginning. Said parcel is lying in the SW1/4 of the SE1/4, Section 12, T-21S, R-3W, and contains 10.10 acres. Property subject to easements and rights-of-way of record.
PLUS THE ATTACHED 60' EASEMENT "EXHIBIT A" FOR INGRESS-EGRESS AND UTILITIES

TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do (for myself (ourselves) and for my (our) heirs, executors, and administrators) covenant with the said GRANTEEES, their heirs and assigns, that I (we) are (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals, this 27th day of JUNE, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Robert J. Dow (Seal)
Eumar Lawaczek (Seal)
Gilder Wideman (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Martha F. Wornack a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, EUMAR LAWACZECK and Gilder Wideman whose names are signed 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 did executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, A.D. 19 97
Martha F. Wornack
Notary Public

11/06/1997-36369
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 72.00

MY COMMISSION EXPIRES JUNE 7, 2000

Galloway & Cross

Inst # 1997-36369

" EXHIBIT A "

60 FOOT WIDE EASEMENT

State of Alabama:
Shelby County:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 88°21'13" E and run along the South line of said section 409.65 feet to an iron pin found; thence N 02°27'35" E and run 195.96 feet to an iron pin found; thence S 87°23'25" E and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39°20'17" and a radius of 252.83 feet; thence along the arc of said curve S 02°36'01" E and run 170.20 feet to an iron pin set and the end of said curve; thence S 22°15'10" E and run 112.01 feet to the northwesterly right-of-way line of Shelby County Road No. 26, said point being in a curve to the left having a central angle of 00°23'31" and a radius of 1369.99 feet; thence along the chord of said curve S 45°59'02" W and run 9.37 feet to the end of said curve; thence S 45°47'17" W and run 55.31 feet to an iron pin set; thence N 22°15'10" W and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36°31'16" and a radius of 312.83 feet; thence along the chord of said curve N 04°00'32" W and run 196.04 feet to the point of beginning containing 0.41 acres, more or less and lying within Sections 12 and 13, Township 21 South, Range 3 West.

This easement is non-exclusive, but shall run with the land and be binding on Grantee's and Grantor's successors-in-interest to their subject properties. The easement contemplates vehicular access as part of the aforesaid ingress and egress.

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