

This instrument prepared by:

Send Tax Notice To:

K. Edward Sexton, II
The Evans Law Firm, P.C.
1736 Oxmoor Road, Suite 101
Birmingham, Alabama 35209

Brookwood Motors, Inc.
3135 Pelham Parkway
Pelham, AL 35124

Inst # 1998-27836

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand Dollars (\$180,000.00), the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Gia Martinique, an unmarried woman, grant, bargain, sell and convey unto Robert D. Sibley, a married man, my undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest ¼ of the Southwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the North line of the Southwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U. S. Highway No. 31 (Tangent Projected), thence in a Southeasterly direction along said East line and said projection of a distance of 1755.95 feet to the point of beginning; thence continue along last described course a distance of 104.0 feet, thence 90 degrees left in a Northeasterly direction a distance of 150.0 feet, thence 90 degrees left in a Northwesterly direction a distance of 104.0 feet, thence 90 degrees left in a Southwesterly direction a distance of 150.0 feet to the point of beginning.

SUBJECT TO:

1. Right of way to Alabama Power Company as set forth in Volume 248, page 842 and Volume 242, page 952, in the Probate Office of Shelby County, Alabama.
2. Right of way to Plantation Pipe Line Company as set forth in Volume 254, page 323, in the Probate Office of Shelby County, Alabama.
3. Any and all mineral and mining rights of record.
4. Any and all easements and restrictions of record.
5. Mortgage in the amount of \$179,500.00 recorded simultaneously herewith.

This is not the homeplace of the seller.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever.

07/22/1998-27836
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents and assigns of said Mortgagee, or to the successors and agents and assigned of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of JUNE, 1998.

WITNESSES:

Judy Watley

Robert D. Sibley (Seal)
Robert D. Sibley, a married man

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert D. Sibley, a married man, 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 day the same bears date.

Given under my hand and official seal this the 25th day of June, 1998.

Shasta Woodard Allen
Notary Public

My Commission Expires 7/29/2001

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