

no fee

This instrument was prepared by:

Send tax notice to:

Franklin Automotive, Inc.

GALLOWAY & MOSS
Attorneys at Law
11 OAK STREET
Birmingham, Alabama 35213

1797 Fulton Springs Road
Alabaster, AL 352

12074-8661 1
1998-47071

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Fifty Two Thousand and 00/100 (\$52,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Claude E. Pruitt and wife Angela M. Pruitt

(herein referred to as grantors) do grant, bargain, sell and convey unto

Franklin Automotive, Inc.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in JEFFERSON County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein

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

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 10th day of July, 1997.

WITNESS:

_____(Seal) + Claude E. Pruitt (Seal)
Claude E. Pruitt
_____(Seal) + Angela M. Pruitt (Seal)
Angela M. Pruitt

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Claude E. Pruitt and Angela M. Pruitt whose name 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 (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July A.D., 1997.

[Signature]

notary public
MY COMMISSION EXPIRES

11/25/1998-47071
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 62.00

EXHIBIT "A"

A parcel of land lying in the SW 1/4; SE 1/4; Section 12, and the NW 1/4; NE 1/4; Sec. 13 all in T21S; R3W, and more particularly described as follows:

Start at the northeast corner of the said NW $\frac{1}{4}$; NE $\frac{1}{4}$; Sec. 13; T21S; R3W run westerly along the north boundary line of the said NW $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 178.18 feet to an iron marker on the north right of way line of the Ellitsville-Saginaw Road at a point where an Alabama State Right of Way strikes the said north right of way of the said Ellitsville-Saginaw Road. Said marker being at the northeast end of a steel pipe culvert, the point of beginning. Thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65, thence turn an angle of 87 degrees 48' to the left and run westerly a distance of 145.45 feet to an iron marker on the east bank of a creek. Thence turn an angle of 120 degrees 53' to the left and run southeasterly along said creek a distance of 237.9 feet, more or less, to the said north right of way of said Ellitsville-Saginaw Road, thence run northeasterly along the said R/W of said Ellitsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

Inst # 1998-47071

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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 69.00