

SEND TAX NOTICES TO:
JERRY WAYNE GRAVES
2124 Lake Heather Way,
Birmingham, Alabama, 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifty-Five Thousand Dollars (\$155,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **G & H AUTO SALES, INC.** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **JERRY WAYNE GRAVES** and **PATTI LAYNE GRAVES** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama and described on Exhibit "A" attached hereto.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself and its successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 19 day of September, 1999.

G & H AUTO SALES, INC.

BY

(Its

[Acknowledgment on Next Page]

Inst # 1999-38586

09/15/1999-38586
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NMS 60.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Grey, whose name as President of G & H AUTO SALES, INC., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation.

Given under my hand and official seal, this the 17 day of September, 1999.


NOTARY PUBLIC

My Commission Expires: 6/1/03

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"
TO
WARRANTY DEED
AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT

Grantor:
Grantee:

G & H AUTO SALES, INC.
JERRY WAYNE GRAVES and PATTI LAYNE GRAVES

Inst # 1999-38586

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60.00
003 NMS

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama; thence run in a westerly direction along the North line of said 1/4-1/4 Section for a distance of 299.98 feet (deed) to the SE right of way line (right of way with varies) of CSX Railroad; thence form a deflection angle to the left of 83 deg. 18 min. (deed) and leaving said North line run in a southwesterly direction along said Southeast line for a distance of 937.16 feet (deed) to an intersection with the South line of a county road easement, said point of intersection also being the point of beginning; thence continue in a southwesterly direction along said Southeasterly right of way line for a distance of 183.41 feet (deed 183.61 feet); thence turn a deflection angle to the left of 96 deg. 38 min. 21 sec. (deed 96 deg. 40 min.) and leaving said Southeasterly right of way line, run in an easterly direction for a distance of 109.03 feet (measured and deed) to the Westerly right of way line of U.S. Highway No. 31 (right of way width varies); thence turn a deflection angle to the left of 84 deg. 05 min. 00 sec. (measured and deed) and run in a northerly direction along said right of way line for a distance of 53.72 feet (deed 53.71 feet); thence turn a deflection angle to the left of 90 deg. 34 min. 34 sec. (deed 90 deg. 30 min.) and run in a westerly direction along said right of way line for a distance of 21.71 feet (deed 21.72 feet); thence turn a deflection angle to the right of 90 deg. 35 min. 01 sec. (deed 90 deg. 33 min.) and run in a northerly direction along said right of way line for a distance of 118.64 feet (deed 118.74 feet) to the aforementioned South line of a county road easement; thence turn a deflection angle to the left of 90 deg. 00 min. 00 sec. (measured and deed) and leaving said Westerly right of way line, run in a westerly direction along said South line for a distance of 84.44 feet (measured and deed) to the point of beginning.

Less and except a one foot strip of land running along the South edge of the property, as set out in Deed Book 333 page 257 in the Probate Office.

SUBJECT TO: i) taxes and assessments for 1999, a lien but not yet payable; ii) transmission line permits recorded in Deed Book 170, page 252, and Book 179, page 89; iii) right of way recorded in Deed 102, page 446, iv) easement to AT&T shown in Deed Book 168, page 473 and 495; v) less and except one foot strip running along the South edge of property as set out in Deed Book 333, page 257; vi) less and except any portion of land lying within road or road right of way.