

This instrument was prepared by:

Grantees' address:
3348 Afton Lane
Birmingham, Al 35242

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 (\$1.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, the undersigned **ROBERT T. HENTZ and wife, ANNE K. HENTZ; WALTER T. HENTZ, JR., and wife, ANN D. HENTZ; and AUTO PARTS & SUPPLY COMPANY d/b/a AUTO PARTS & SUPPLY COMPANY, INC.**, (herein referred to as GRANTOR(S), whether one or more) does grant, bargain, sell and convey unto **ROBERT T. HENTZ and ANNE K. HENTZ** (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A tract of land situated in the SW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the NE corner of said SW 1/4 of NW 1/4; thence run West along the North line thereof, a distance of 313.96 feet; thence an angle left of 99 deg. 01 min. and run a distance of 175 feet; thence an angle right of 66 deg. 06 min. and run a distance of 224.93 feet; thence an angle left of 95 deg. and run a distance of 261.775 feet to the point of beginning; thence continue along last described course a distance of 157.065 feet; thence an angle of right of 95 deg. and run a distance of 250 feet; thence an angle right of 85 deg. and run a distance of 157.065 feet; thence an angle right of 95 deg. and run a distance of 250 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions and rights-of-way of record, and the terms and conditions of that certain mortgage from Auto Parts & Supply Company, et al, to J.R. Johnston and Ann N. Johnston recorded in Real Book 172, Page 691 and modified in Instrument #1994-9413.

THIS DEED IS GIVEN TO CORRECT THE ERRONEOUS DEFECT CONTAINED IN THAT CERTAIN DEED DATED NOVEMBER, 1996 AND RECORDED IN INSTRUMENT 1996-41291 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

03/17/2000-08614

03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HWS 16.00

FNBS C

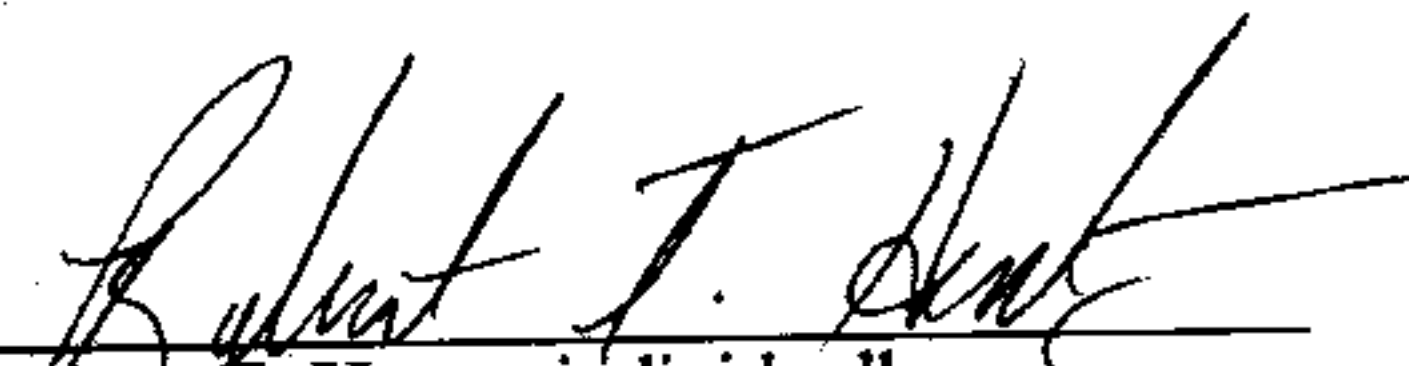
Inst # 2000-08614

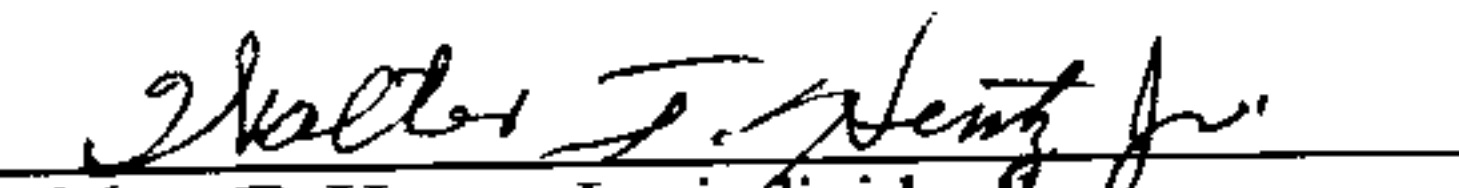
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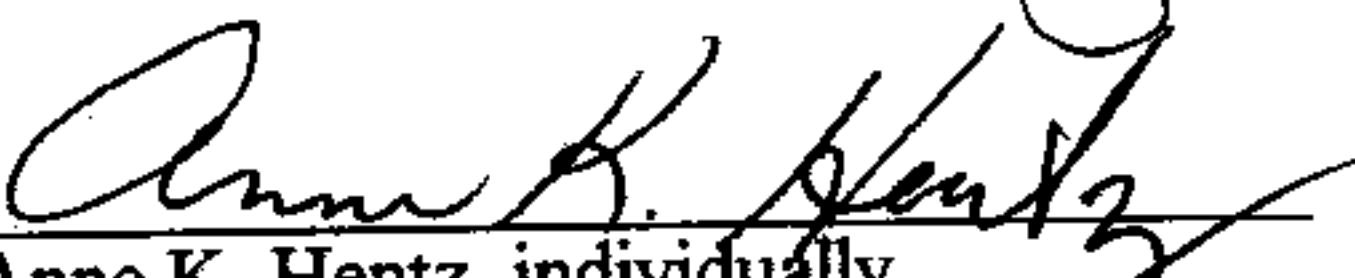
TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


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

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hands and seals, this 15th day of March, 2000.


Robert T. Hentz, individually

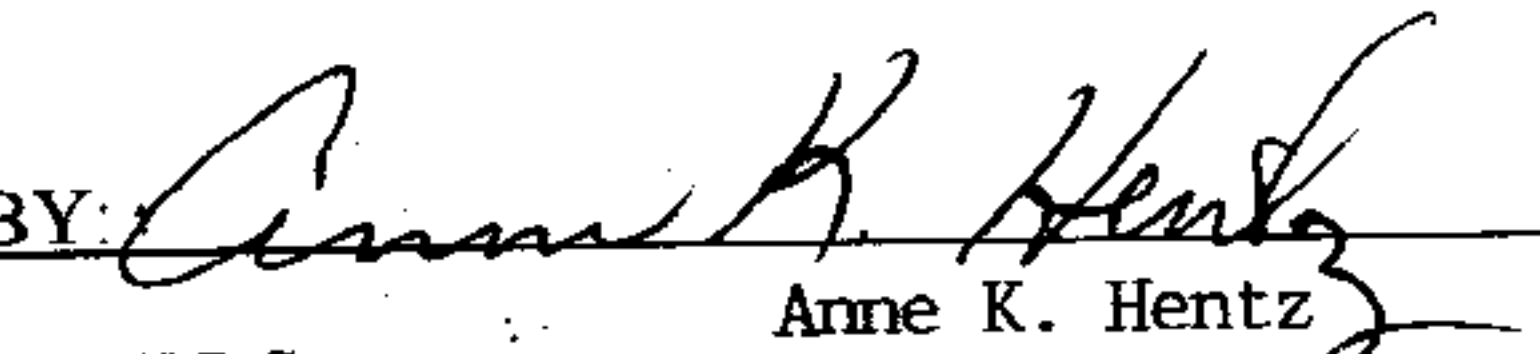

Walter T. Hentz, Jr., individually

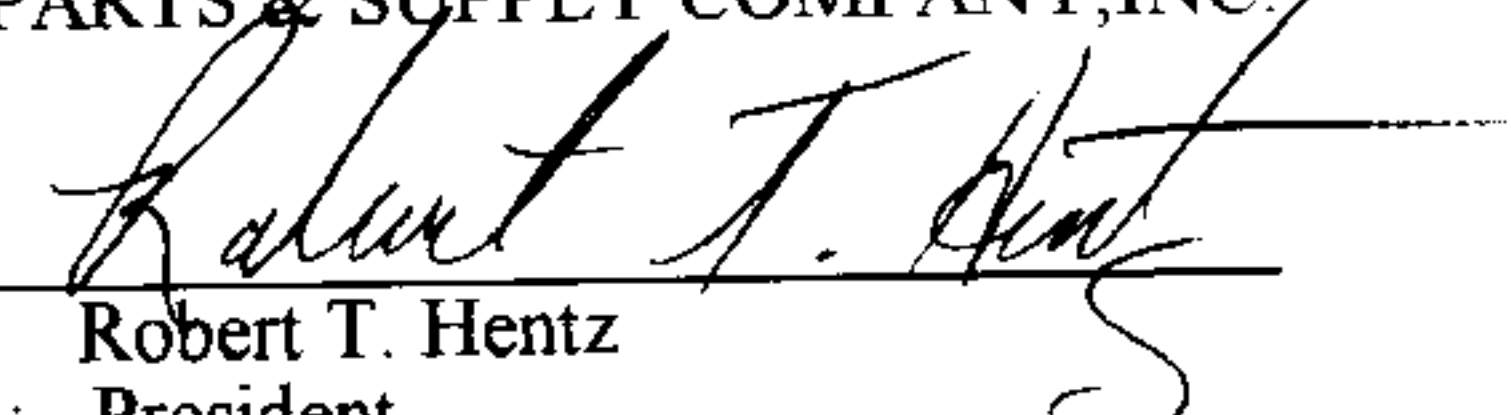

Anne K. Hentz, individually


Ann D. Hentz, individually

AUTO PARTS & SUPPLY COMPANY d/b/a
AUTO PARTS & SUPPLY COMPANY, INC.

AUTO PARTS & SUPPLY COMPANY d/b/a
AUTO PARTS & SUPPLY COMPANY, INC.

BY: 
Anne K. Hentz
AS ITS: Secretary - Treasurer

BY: 
Robert T. Hentz
AS ITS: President

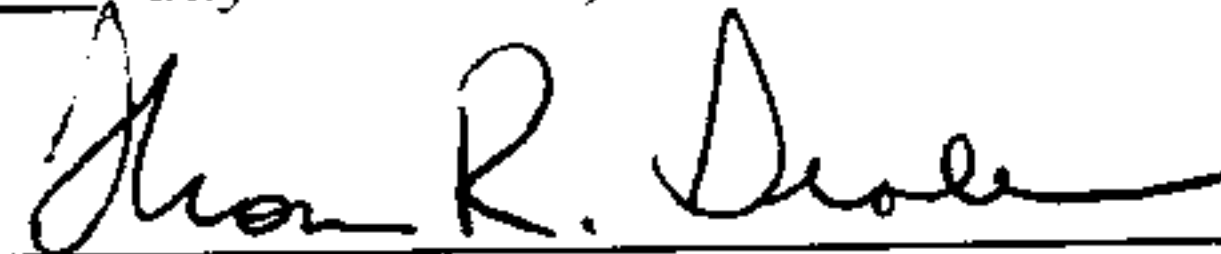
STATE OF ALABAMA }

SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert T. Hentz and wife, Anne K. Hentz, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2000.



Notary Public

Commission Expires: 11/7/2001

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter T. Hentz, Jr., and wife, Ann D. Hentz, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2000.



NOTARY PUBLIC

Commission Expires: 11/7/2001

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert T. Hentz whose name as President of Auto Parts & Supply Company d/b/a Auto Parts & Supply Company, Inc., a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15th day of March, 2000.



NOTARY PUBLIC

Commission Expires: 11/7/2001

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