

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

205 CHASLE DR.
PERHAM, AL
35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Seventy-five Thousand and No/100 Dollars (\$475,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Franklin Automotive, Inc., herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto J. C. Hogan Enterprises, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions, permits and rights-of-way of record; (3) Denial of access between subject property and Interstate 65; (4) Mineral and mining rights not owned by the Grantor.

\$ 470,000.00 Dollars of the consideration recited herein was derived by a Mortgage Loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 28 day of December, 2001.

Franklin Automotive, Inc

By: Paul F. Polhill
Paul F. Polhill, President

STATE OF ALABAMA)

Jefferson COUNTY)

01/04/2002-00869
02:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.00

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul F. Polhill, whose name as President of Franklin Automotive, Inc., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 28 day of December, 2001.

[Signature]
Notary Public
My Commission Exp. 3-1-02

Inst # 2002-00869

EXHIBIT 'A'

FRANKLIN AUTOMOTIVE, INC TO J.C. HOGAN ENTERPRISES, LLC

PARCEL I:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West; 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 SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West.

TOGETHER WITH the following described non-exclusive easement for ingress and egress and utilities.

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 South 88 degrees, 21 minutes, 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees, 27 minutes, 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees, 23 minutes, 25 seconds East 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 degrees, 20 minutes, 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees, 36 minutes, 01 seconds East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees, 15 minutes, 10 seconds East 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 degrees, 23 minutes, 31 seconds and a radius of 1369.99 feet; thence along the chord of said curve South 45 degrees, 59 minutes, 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees, 47 minutes, 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees, 15 minutes, 10 seconds West 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 degrees, 31 minutes, 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees, 00 minutes, 32 seconds West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West.

PARCEL II:

A parcel of land lying in the SW 1/4; S.E. 1/4 of Section 12, and the NW 1/4; NE 1/4, Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows:

Start at the Northeast corner of the said NW 1/4; NE 1/4, Section 13, Township 21 South, Range 3 West, run Westerly along the North boundary of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliottsville-Saginaw Road at a point where an Alabama State Right of Way strikes the said North right of way of the said Elliottsville-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 minutes 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 minutes 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 Elliottsville-Saginaw Road; thence run Northeasterly along the said R/W of said Elliottsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

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