

This instrument was prepared by

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

CAHABA USED AUTO, INC.,
AN ALABAMA CORPORATION
4767 HIGHWAY 119
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst # 2002-08299

02/19/2002-08299
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 44.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 DOLLARS (\$135,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **LESLIE HOWARD GREEN, A MARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CAHABA USED AUTO, INC., AN ALABAMA CORPORATION** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to-wit:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 22 AT A POINT 40 FEET NORTHEASTERLY OF AND PERPENDICULAR TO CENTERLINE STATION 235+00 OF SAID HIGHWAY; THENCE NORTH 73 DEGREES 55 MINUTES 8 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 138.08 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 39 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 119 A DISTANCE OF 197.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 215.80 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS EAST A DISTANCE OF 199.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 119; THENCE SOUTH 0 DEGREES 13 MINUTES 39 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 224.92 FEET; THENCE NORTH 07 DEGREES 36 MINUTES 18 SECONDS WEST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 199.47 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2002.
2. Easements, restrictions, covenants and reservations of record.

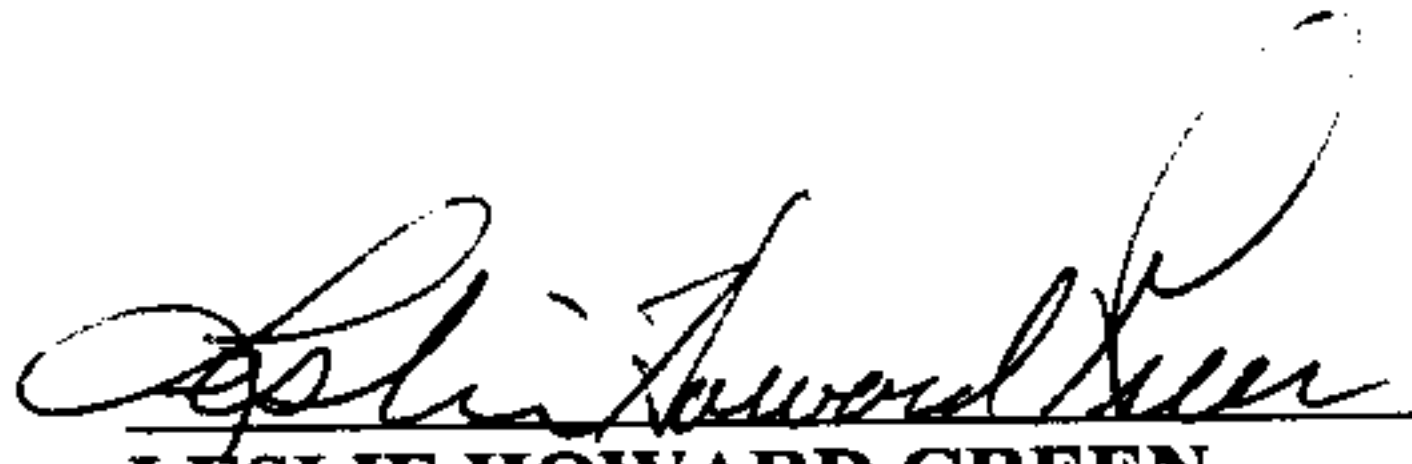
\$105,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

TO HAVE AND TO HOLD to 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

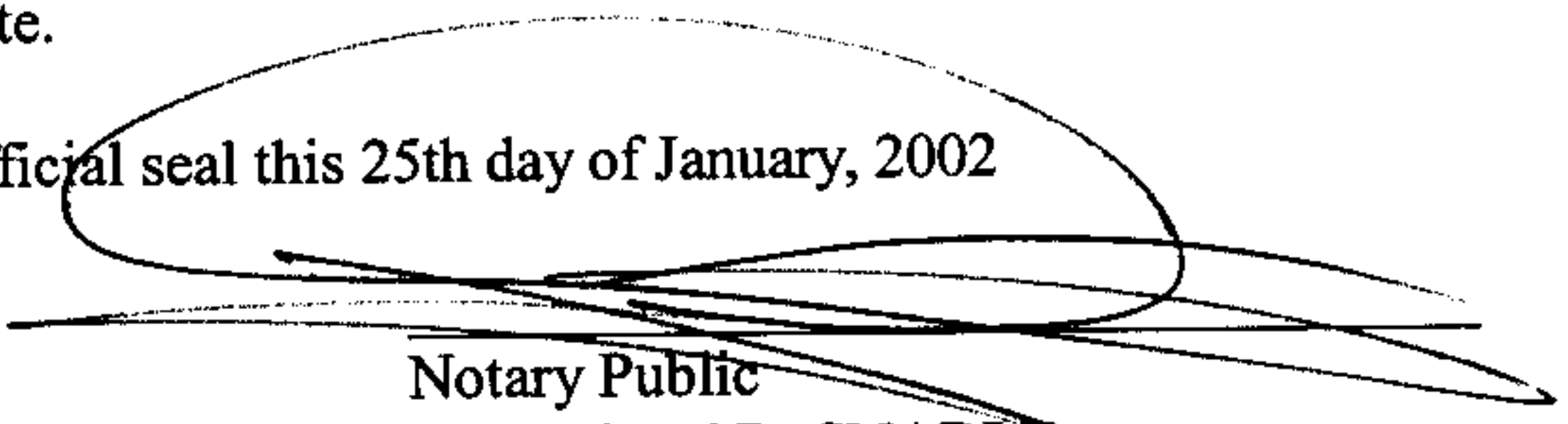
IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 25th day of January, 2002.

 (SEAL)
LESLIE HOWARD GREEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that **LESLIE HOWARD GREEN, A MARRIED MAN** whose name(s) (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/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2002


Notary Public
ANTHONY D. SNABLE
My commission expires: 11/2/03

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