

Send Tax Notice To:
German Auto, Inc., and
Cox Family 4 Investments, LLC
191 Branch Drive
Chelsea, AL 35043

This Instrument was Prepared by
and When Recorded Return to:
Claude McCain Moncus, Esq.
Corley Moncus, P.C.
400 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

GENERAL WARRANTY DEED

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

That in consideration of Nine Hundred Fifty Thousand and no/100 Dollars (\$950,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **DEREK R. WALTCHACK, a married man, and CATHERINE W. PECHER, an unmarried woman, Individually, and as Trustee of the "Family Trust" established under the Last Will and Testament of Leo J. Pecher, Deceased, Probate Case PR-2004-000691** (herein collectively referred to as Grantors) do grant, bargain, sell and convey unto **GERMAN AUTO, INC., an Alabama corporation, an Undivided 79.36% interest,** and unto **COX FAMILY 4 INVESTMENTS, LLC, an Alabama limited liability company, an Undivided 20.64% interest,** (herein referred to as Grantee), in the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

\$200,000.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

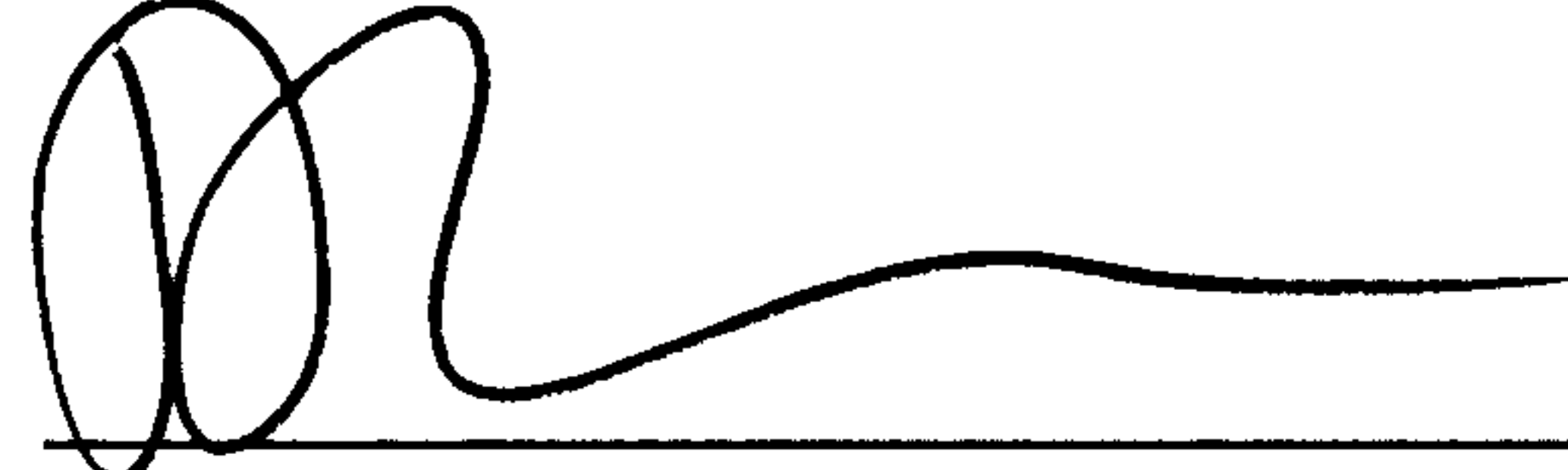
The foregoing is not nor ever has been the homestead of the individual Grantors or their spouses.

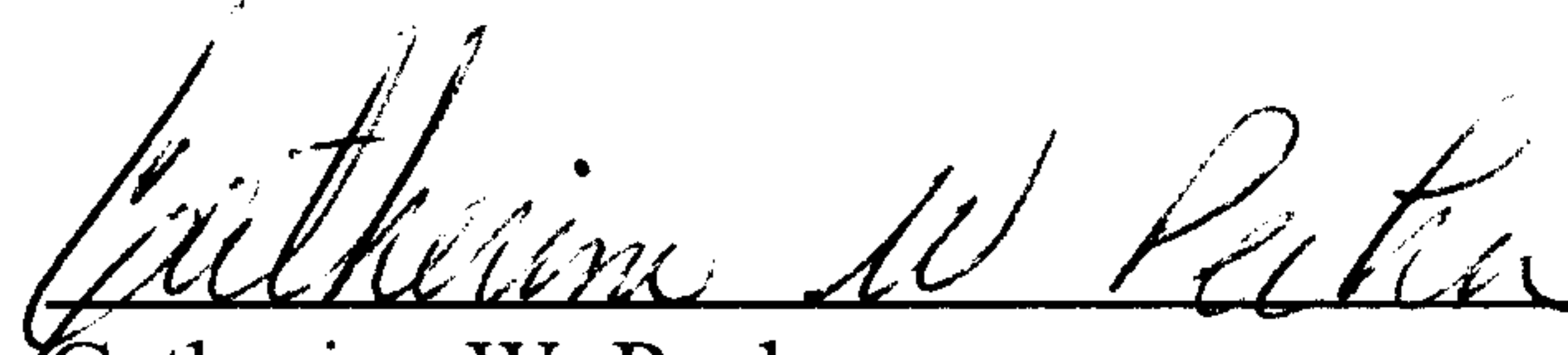
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.


And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are

free from encumbrances, unless otherwise noted 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 Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 15th day of August, 2005.


[SEAL]
Derek R. Waltchack


[SEAL]
Catherine W. Pecher



[SEAL]
Catherine W. Pecher, as Trustee of the "Family Trust" established under the Last Will and Testament of Leo J. Pecher, Deceased, Probate Case PR-2004-000691

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEREK R. WALTCHACK** whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of August, 2005.

[NOTARY SEAL]


Notary Public - Claude M. Moncus
My Commission Expires: 12.28.2007

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE W. PECHER** whose name 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of August, 2005.

[NOTARY SEAL]



Notary Public - Claude M. Moncus
My Commission Expires: 12.28.2007

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE W. PECHER**, whose name as Trustee of the "Family Trust" established under the Last Will and Testament of Leo J. Pecher, Deceased, Probate Case PR-2004-000691 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, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for, and as the act of said trust.

Given under my hand and official seal, this 15th day of August, 2005.

[NOTARY SEAL]



Notary Public - Claude M. Moncus
My Commission Expires: 12.28.2007



20050816000421880 4/4 \$774.00
Shelby Cnty Judge of Probate, AL
08/16/2005 02:03:01PM FILED/CERT

EXHIBIT "A"

Land in the Town of Pelham, Shelby County, Alabama being more particularly described as follows:

A parcel of land lying in the Southeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence Easterly along the South line of said $\frac{1}{4}$ Section 1,826.71 feet to a point; thence turn a right interior angle of 57 degrees, 00 minutes, 07 seconds and run Northwesterly 1,620.77 feet to a point on the Southeast right of way line of Alabama Highway No. 119, being 100 feet Southeasterly of the centerline of said highway; thence turn a left interior angle of 88 degrees, 41 minutes, 21 seconds and run Northeasterly and parallel to said highway centerline 160.62 feet to the point of beginning of said parcel; thence continue on last described course a distance of 92.45 feet to a point that is 100 feet Southeasterly of and at right angles to the centerline of said highway at Station 37+00; thence turn a left interior angle of 165 degrees, 57 minutes, 50 seconds and run Northeasterly 9.51 feet; thence turn a left interior angle of 149 degrees, 02 minutes, 10 seconds and run Southeasterly 62.56 feet; thence turn a left interior angle of 135 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction a distance of 167.00 feet; thence turn a left interior angle of 90 degrees, 00 minutes and run in a Southwesterly direction a distance of 145.83 feet; thence turn a left interior angle of 90 degrees, 00 minutes and run in a Northwesterly direction a distance of 213.46 feet to the point of beginning.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads.

Being situated in Shelby County, Alabama.

Shelby County, AL 08/16/2005
State of Alabama

Deed Tax: \$750.00