



20050906000457360 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
09/06/2005 12:01:29PM FILED/CERT

MEMORANDUM OF LEASE

This Memorandum of Lease is dated the ___ day of ___, ___ and is by and between Jim Toner("Landlord") and Enterprise Leasing Company-South Central, Inc., an Alabama corporation, ("Tenant").

WITNESSETH

WHEREAS, on the 1st day of April, 2001, Landlord and Tenant entered into a written lease agreement (hereinafter referred to as "Lease") for certain premises situated in the City of Alabaster, County of Shelby and State of Alabama, as more particularly set forth in said Lease and described on Exhibit "A" attached hereto; and

WHEREAS, the parties are desirous of placing their interests therein as a matter of record.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the parties intending to be legally bound thereby, the parties agree as follows:

1. The term of the Lease (the "Term") shall be for thirty-six (36) months commencing on a date to be determined as set forth in the Lease and terminating on the last day of the thirty-sixth (36th) full calendar month following the Commencement Date. The amount of the Lease for the thirty-six month term is \$ 64,800.00.

2. Landlord has granted to Tenant the right and option to renew the Term for one additional period(s) of 36 months upon the terms, covenants and conditions set forth in the Lease.

3. Landlord has granted Tenant the right to terminate the Lease upon the terms and conditions set forth in the Lease.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease the day and year first above written.

Witnesses:

Jim Toner
Printed Name:

[Signature]
(Landlord)

Kim Weldon
Printed Name:

By: _____
Printed Name:
Title: _____

Beth Jones
Beth Jones

Shelby County, AL 09/06/2005
State of Alabama

Deed Tax: \$58.00



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Printed Name:

David Burnett

(Tenant) ENTERPRISE LEASING COMPANY- SOUTH CENTRAL, INC.

By: [Signature]

Printed Name:

CAROL BURNETT

Printed Name: BRUCE MCKEE

Title: VICE PRES / GEN MGR

STATE OF Alabama
COUNTY OF Shelby

I hereby certify that before me personally appeared
X James W. Toner, to me well known and known to me to be the
Landowner of 1129 First St N., Alabaster, AL
or who has produced _____ (type of identification) as
identification and (s)he did acknowledge before me that said instrument is the free act
and deed by him/her for the purpose therein expressed.

Witness my hand and official seal this 21 day of July, 20 05

X Patsy M. Franks (Signature of Person Taking Acknowledgment)
X Patsy M. Franks (Name of Acknowledger Typed, Printed or
Stamped)
Secretary (Title or Rank)

(NOTARY'S SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I hereby certify that before me personally appeared
BRUCE MCKEE, to me well known and known to me to be the
VICE - PRES / GEN. MGR of ENTERPRISE LEASING COMPANY- SOUTH CENTRAL, INC.
or who has produced _____ (type of identification) as
identification and (s)he did acknowledge before me that said instrument is the free act
and deed by him/her for the purpose therein expressed.

Witness my hand and official seal this 20TH day of JULY, 20 05.

Monica I. Chataigner (Signature of Person Taking Acknowledgment)
MONICA I. CHATAIGNER (Name of Acknowledger Typed, Printed or
Stamped)

(Title or Rank)

NOTARY, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2008

(NOTARY'S SEAL)

EXHIBIT "A"

20050906000457360 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
09/06/2005 12:01:29PM FILED/CERT

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236

Send Tax Notice to:
(Name) James & Anastacia Toner
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Courtney H. Mason, Jr. and wife, Carolyn B. Mason
(herein referred to as grantors) do grant, bargain, sell and convey unto
James W. Toner, II and Anastacia Toner

therein referred to as GRANTEES 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:

Lot 8 and the North 1/2 of Lot 9, Block 2, Cedar Grove Estates, as recorded
in Map Book 3 page 53 in the Probate Office of Shelby County, Alabama, Less
and except the right of way for US Highway No. 31; being situated in
Shelby County, Alabama.

Subject to existing easements, restrictions, rights of way, set-back lines,
mortgages of record, limitations, if any, of record.

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TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
(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 noted 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th
day of October, 19 87

WITNESS

Notary Fee \$ 139.50
Copy Fee _____
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 143.00
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1987 OCT -8 PM 7:23 (Seal)

Courtney H. Mason, Jr. (Seal)
Carolyn B. Mason (Seal)

STATE OF ALABAMA JUDGE OF PROBATE

SHELBY COUNTY } General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State
hereby certify that Courtney H. Mason, Jr. and wife, Carolyn B. Mason
whose name 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 6th day of October, A.D. 19 87