


To CLEAR Title

Send tax notice to:
Express Oil Change, L.L.C.
c/o/ Richard A. Brooks
190 West Valley Avenue
Birmingham, AL, 35209

This instrument prepared by:
Mark V. Thigpen
Kennedy Covington Lobdell & Hickman
214 North Tryon Street. 47th Floor
Charlotte, NC, 28210

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: A. Brown
1850 N. Central Avenue, Suite 300
Phoenix, AZ 85004
Escrow No. AL-47724


20060403000151490 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
04/03/2006 09:10:42AM FILED/CERT

STATE OF ALABAMA)
:
SHELBY COUNTY)

STATUTORY NON-WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) in hand and other good and valuable consideration paid to EXPRESS OIL CHANGE, L.L.C., a Delaware limited liability company ("Grantor") by SOVEREIGN EO, LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, any and all interest, if any, of Grantor in the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

- 1. All matters of record.
- 2. All matters that would be revealed by a current, accurate physical ALTA survey or inspection of the property.
- 3. The lien for non-delinquent ad valorem taxes for the year 2006.

The conveyance of the property set forth herein is made without warranty of any kind.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 15 day of March, 2006.

EXPRESS OIL CHANGE, L.L.C., a Delaware
limited liability company

By: Richard A. Brooks

Name: Richard A. Brooks

Title: Chief Executive Officer

STATE OF North Carolina)
COUNTY OF Mecklenburg)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard A. Brooks, whose name as Chief Executive Officer of Express Oil Change, L.L.C., a Delaware limited liability company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 14th day of March, 2006.

Mark V. Thigpen
Notary Public

[NOTARIAL SEAL]

My commission expires: 12/13/09

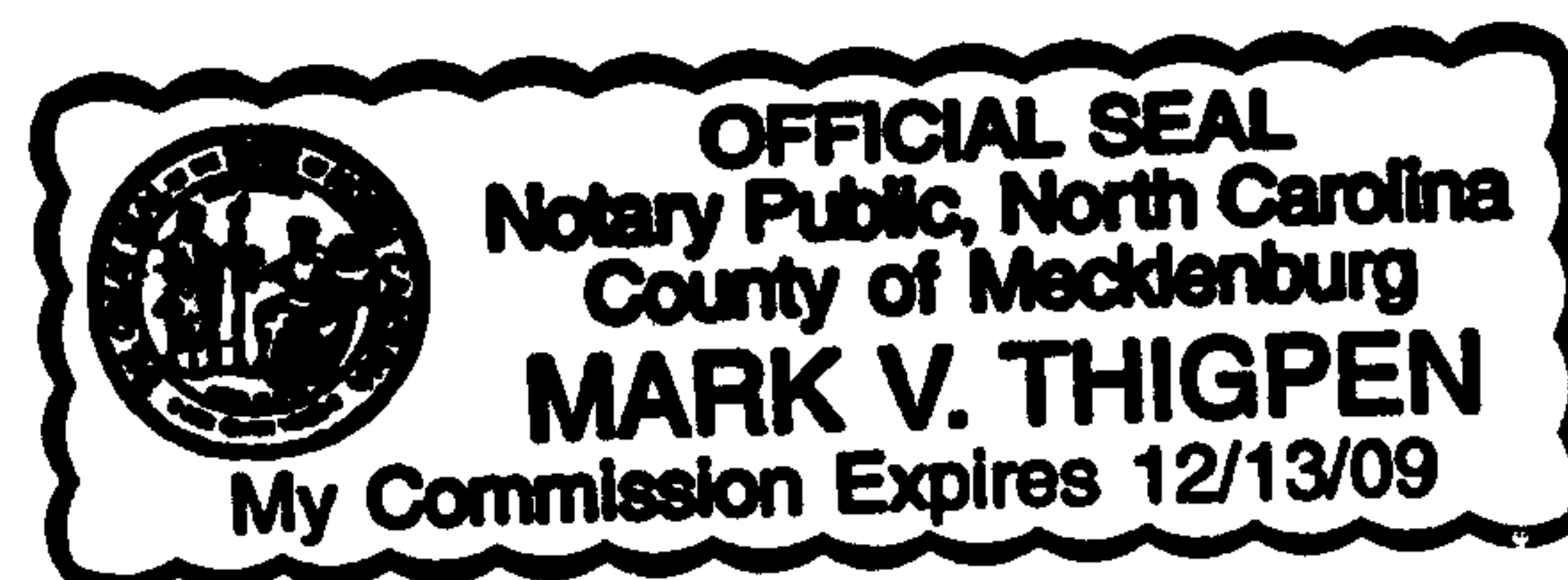



EXHIBIT A


20060403000151490 3/4 \$21.00
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LEGAL DESCRIPTION

Order No: AP008134PR
Reference No: 06-047717

Store #10

**Schedule C
Description**

Lots 3, 4, 5, 6, 7 and the South half of Lot 8, Block 2, according to Nickerson-Scott Survey as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.



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