

Consideration is \$518,950.00.

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
O'Reilly Automotive, Inc.
P.O. Box 1156
Springfield, MO 65801

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Donald Vincent Rubin and Linda Rubin, Trustees under the under the HAROLD A. RUBIN LIVING TRUST, dated November 7, 2002**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **O'Reilly Automotive, Inc., a Missouri corporation**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

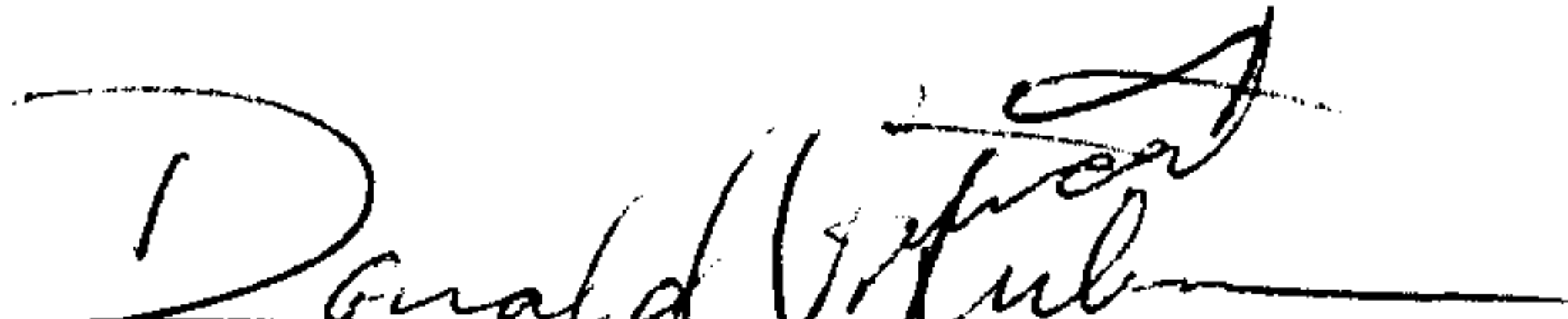
Coal, oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of said coal, oil, gas and other minerals.

Subject to all matters appearing on survey from M. Larry Clark, Registered Engineer and Surveyor, by Marlin Larry Clark, Alabama License No. 13188-S, dated July 11, 2007, Project No. 7846.

TO HAVE AND TO HOLD, unto the said Grantee, its successors and/or assigns, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18 day of January, 2008.

Donald Vincent Rubin and Linda Rubin,
Trustees under the Harold A. Rubin
Living Trust, dated November 7, 2002

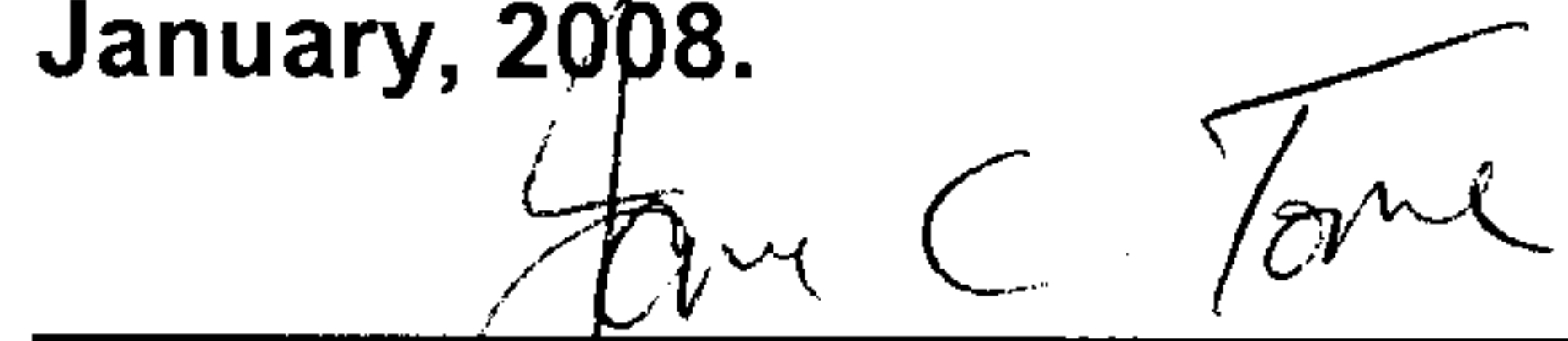

Donald Vincent Rubin, Trustee


Linda Rubin, Trustee

STATE OF Colorado)
COUNTY OF El Paso)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald Vincent Rubin and Linda Rubin, Trustees under the Harold A. Rubin Living Trust, dated November 7, 2002, whose names 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 Instrument they, in their capacity as such Trustees, executed the same voluntarily on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of January, 2008.


NOTARY PUBLIC

My Commission Expires:

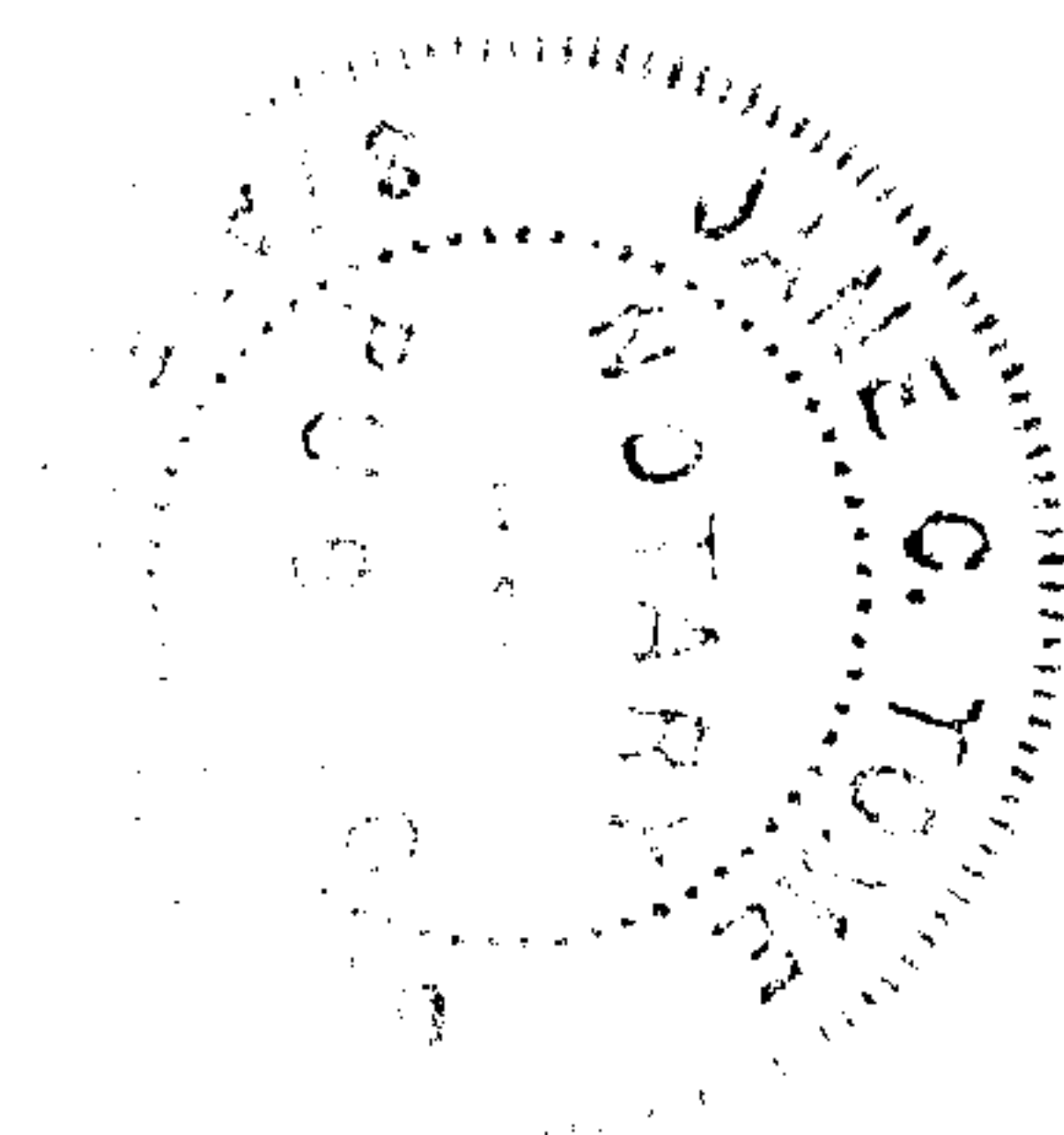


EXHIBIT 'A'
LEGAL DESCRIPTION

Lot 1-A, according to the Map of O'Reilly Re-Survey, a resurvey of Lots 1, 2, 3, 4, 15, 16 and 17, Maxwell's Addition to Elliottsville. Said resurvey recorded in Map Book 39, Page 88, in the Probate Office of Shelby County, Alabama.

ALSO KNOWN AS:

44,080 SQUARE FEET (1.012 ACRES, MORE OR LESS), lying in the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commencing at the Northeast Corner of said quarter-quarter section, run thence South 02 degrees 30 minutes East for 15 feet; thence North 87 degrees 30 minutes East for 60 feet to the prior west right of way of the Montevallo-Siluria Highway; thence South 22 degrees 30 minutes West along said prior highway right of way and the east side of Maxwell's Addition to Elliottsville, as shown by the map recorded in Map Book 3, Page 118 in the Probate Office of said Shelby County, for 375 feet to a point, said point being the intersection of said prior west right of way and the northeast corner of Lot 4 of said Maxwell's Addition to Elliottsville; thence North 67 degrees 30 minutes West along the north side of said Lot 4 for 13.67 feet to the POINT OF BEGINNING, said point being an existing iron pin on the new west right of way of said highway; thence South 21 degrees 56 minutes West along said new west right of way for 26.5 feet to an existing concrete right-of-way marker; thence South 26 degrees 15 minutes West along said new west right of way for 123.77 feet to an existing iron pin on the south side of Lot 2 of said Maxwell's Addition to Elliottsville, said iron pin being 21.5 feet North 67 degrees 30 minutes West from the Southeast Corner of said Lot 2; thence North 67 degrees 30 minutes West along the south side of Lots 2 and 17 of aforementioned Maxwell's Addition to Elliottsville of 264.9 feet to an existing capped iron pin at the Southwest Corner of said Lot 17; thence North 08 degrees 01 minute west along the West side of said Lot 17 for 58.0 feet to an existing capped iron pin; thence North 22 degrees 59 minutes East along the west side of Lots 16 and 15 of said Maxwell's Addition to Elliottsville for 100.0 feet to an existing 2-inch-diameter iron pin at the Northwest Corner of said Lot 15; thence South 67 degrees 30 minutes East along the north side of Lots 15 and 4 of said Maxwell's Addition to Elliottsville for 301.33 feet to the point of beginning.