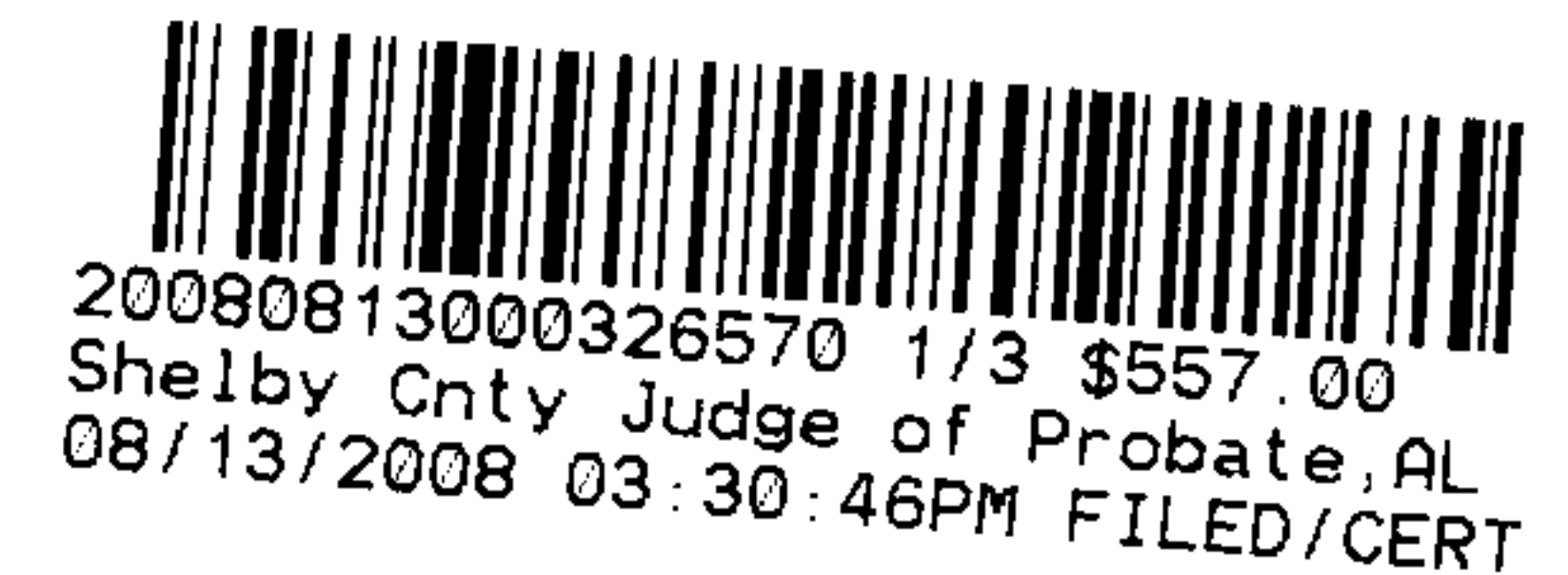


Power of Attorney
5/20/08
11/3/2008

Send Tax Notice to:

Prepared By:
Holliman & Shockley
2491 Pelham Pkwy
Pelham, AL 35124



STATE OF ALABAMA
LIMITED LIABILITY COMPANY STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, AUTOMOTIVE REALTY PARTNERS, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto BIRMINGHAM LAND ACQUISITIONS, LLC, a Florida limited liability company (hereinafter referred to as GRANTEE), the following described real estate together with improvements situated thereon ("the property") situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description of the property which is hereby incorporated by reference as though fully set out herein and signed for identification.

This conveyance is hereby made subject to the following:

1. Taxes for the year 2008 and subsequent years, a lien not yet due and payable.
2. Right of way granted to Alabama Power Company recorded in Inst. No. 20060829000425520.
3. Right of way granted to Alabama Power Company recorded in Deed Book 101, Page 505, Deed Book 119, Page 452; Deed Book 119, Page 457 and Deed Book 106, Page 267.
4. Matters of Survey as shown on Gonzales-Strength & Associates, Inc., dated April 17, 2008 including the following:
 - a) Fence and walls along southerly, westerly and northerly property lines.
 - b) Access drive situated along northerly property line.
 - c) Overhead power lines serving adjoining property.
 - d) Twelve, eighteen and thirty inch plastic pipes and eighteen and thirty inch CAP situated on subject property.

\$3,060,000.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all singular tenaments, hereditaments and appurtenances thereto

belonging or in anyway appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTEE is entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of only those persons claiming through or under the GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by WILLIAM E. MURPHY its duly authorized Member on this the 12th day of August, 2008.

AUTOMOTIVE REALTY PARTNERS, LLC



WILLIAM E. MURPHY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that WILLIAM E. MURPHY in his capacity Member of AUTOMOTIVE REALTY PARTNERS, LLC, an Alabama limited liability company, 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 as such member 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 12th day of August, 2008.



Notary Public

My Commission Expires:

08-29-10

JOHN R. HOLLIMAN
NOTARY PUBLIC - ALABAMA
My Commission Expires
8-29-10

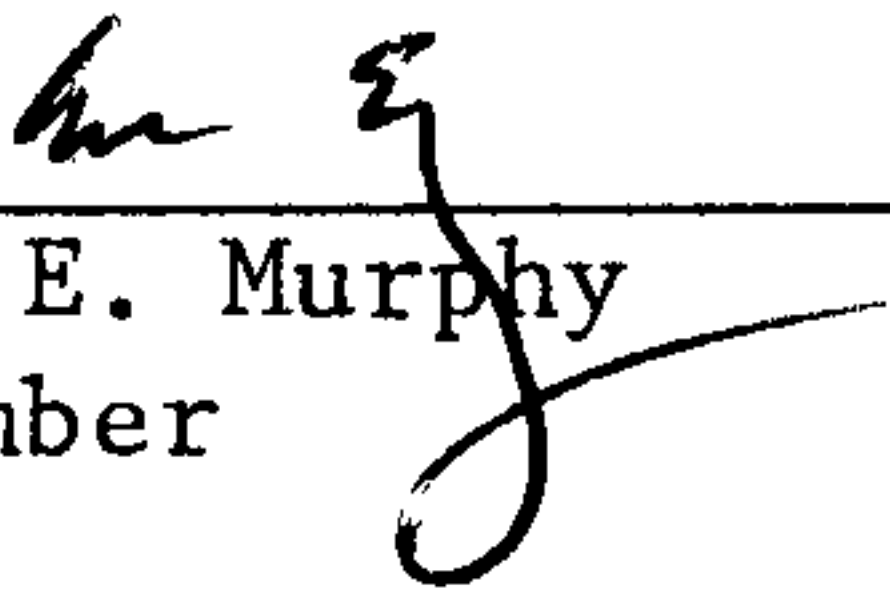
LEGAL DESCRIPTION

A parcel of land in the NW ¼ of SW ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the SW corner of said NW ¼ of SW ¼ of said Section, run in an Easterly direction along the South line for a distance of 587.28 feet to a set 5/8" capped rebar stamped GSA CA-560-LS being the POINT OF BEGINNING; thence turn an exterior angle to the right of 91 degrees 19 minutes 38 seconds and run in a Northerly direction for a distance of 244.56 feet to a found 1" solid iron; thence turn an interior angle to the left of 111 degrees 45 minutes 11 seconds and run in a Northeasterly direction for a distance of 271.83 feet to a set 5/8" capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of 166 degrees 33 minutes 18 seconds and run in a Southeasterly direction for a distance of 30.72 feet to a set 5/8" capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of 193 degrees 19 minutes 46 seconds and run in a Northeasterly direction for a distance of 96.90 feet to a set 5/8" capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of 178 degrees 27 minutes 12 seconds and run in a Northeasterly direction for a distance of 100.41 to a set PK Nail; thence turn an exterior angle to the right of 88 degrees 20 minutes 16 seconds and run in a Northwesterly direction for a distance of 10.25 feet to a set PK Nail, said point being a point on the Southern most line of Lot 1, Beers Addition to Pelham as recorded in Map Book 34, Page 13, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northeasterly direction along the Southern most line of said Lot 1 for a distance of 57.96 feet to a found PK nail being on the West right-of-way line of U.S. Highway #31 (200' ROW), said point also being on a curve turning to the right, having a radius of 1809.86 feet, a central angle of 14 degrees 36 minutes 38 seconds, a chord length of 460.27 feet, and an interior chord angle to the left of 87 degrees 07 minutes 05 seconds; thence run in a Southeasterly direction along the Southwest right-of-way line and along said curve for a distance of 461.52 feet to a found 1" crimp; thence leaving said right of way line, turn an interior angle to the left of 72 degrees 27 minutes 22 seconds from chord and run in a Westerly direction for a distance for 666.33 feet to the POINT OF BEGINNING. Said parcel contains 212,286 square feet or 4.87 acres more or less.

Signed for identification:

Automotive Realty Partners, LLC



William E. Murphy
Its: Member

Shelby County, AL 08/13/2008
State of Alabama

Deed Tax: \$540.00