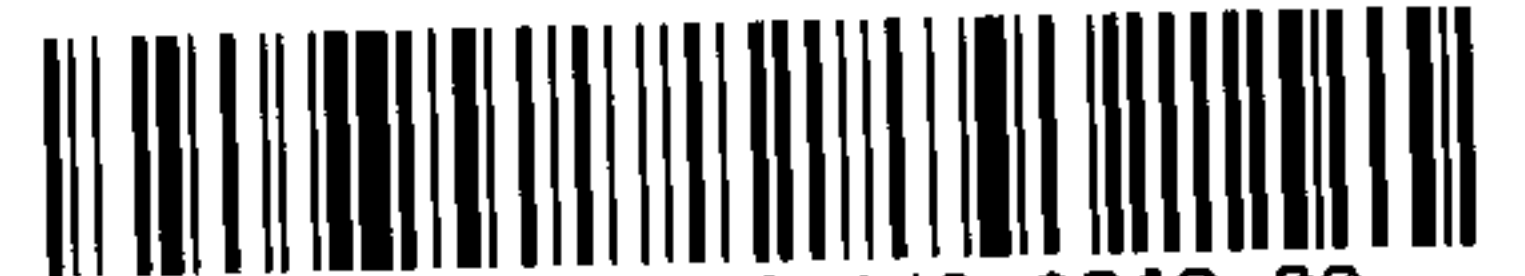


SP 225,000

DT 8129



20081006000394720 1/3 \$242.00
Shelby Cnty Judge of Probate, AL
10/06/2008 01:43:47PM FILED/CERT

STATE OF ALABAMA :

COUNTY OF SHELBY :

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROSA L. BUTERA, an unremarried widow, the Grantor**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by **AutoZone Development Corporation, a Nevada corporation**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

BEGINNING AT A FOUND REBAR IN THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25 IN THE CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA, SAID BEGINNING POINT LYING AT ALABAMA STATE PLANE COORDINATES (ASPC) OF 1,126,096.77 FEET NORTH AND 2,166,149.87 FEET EAST (NAD 83 WEST REGION) AND BEING APPROXIMATELY 1250 FEET MORE OR LESS SOUTH OF AND 2170 FEET MORE OR LESS WEST OF THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA (NOT RECOVERED), (HIGHWAY NO. 25, PUBLIC, ASPHALT PAVED, 45 FEET SOUTH OF CENTERLINE), AND SAID CONCRETE MARKER BEING AT THE NORTHWEST CORNER OF THE HIGGINBOTHAM OIL COMPANY PROPERTY AS RECORDED IN INSTRUMENT NUMBER 1992115000281541 (O.P.C.S.C.); THENCE SOUTH 01 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE SAID OIL COMPANY PROPERTY - 208.60 FEET (DEED CALL OF 205.39 FEET) TO A FOUND AXLE AT THE NORTHEAST CORNER OF THE JEREMY W. HILL PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20060830000427810 (O.P.C.S.C.); THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF THE HILL PROPERTY - 148.87 FEET (DEED CALL 147.17 FEET) TO A FOUND 1" IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF MELTON STREET (PUBLIC, ASPHALT PAVED 30 FEET EAST OF CENTERLINE OF RIGHT-OF-WAY) ON THE NORTHWEST CORNER OF THE HILL PROPERTY; THENCE NORTH 00 DEGREES 56 MINUTES 11 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE - 183.69 FEET TO A SET IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 71 DEGREES 24 MINUTES 48 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE - 51.14 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT AT AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE SOUTH 84 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE - 89.76 FEET (DEED CALL 90.00 FEET) TO THE POINT OF BEGINNING.

Together with any and all interest owned by Grantor in and to all easements and appurtenances thereto including, but not by way of limitation, any interest Grantor may have in and to any land lying in the right of way of any streets, alleys and ways adjoining said property.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any;

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

This conveyance is made subject to the following:

- 1. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
- 2. Covenants, conditions, and restrictions (provisions, if any based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #2000-34170.**
- 3. Right of way recorded in Instrument # 2000-34170.**
- 4. Ten (10) foot minimum building setback line as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 5. Chain link fence not being on the true property lines as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 6. Concrete curb and gutter in Right of Way as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 7. Gravel as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 8. Underground telephone line as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 9. Overhead telephone line as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 10. Overhead electric line as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**
- 11. Six (6) foot water main as shown on survey dated May 16, 2008 by Pickering Firm, Inc.**

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

And, except as to the above and the taxes hereafter falling due, the said Grantor, for herself, and for her heirs and personal representatives, hereby covenants with the said Grantee, its successors and assigns, that she is seized of an indefeasible estate in fee simple in and to said property; that she has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that she is in

the quiet and peaceable possession of said property; and that she does hereby WARRANT
AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto
the said Grantee, its successors and assigns, against the lawful claims of all persons,
whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on
this the 17th day of September, 2008.

Rosa L. Butera (SEAL)
ROSA L. BUTERA

STATE OF ALABAMA :
COUNTY OF Shelby :

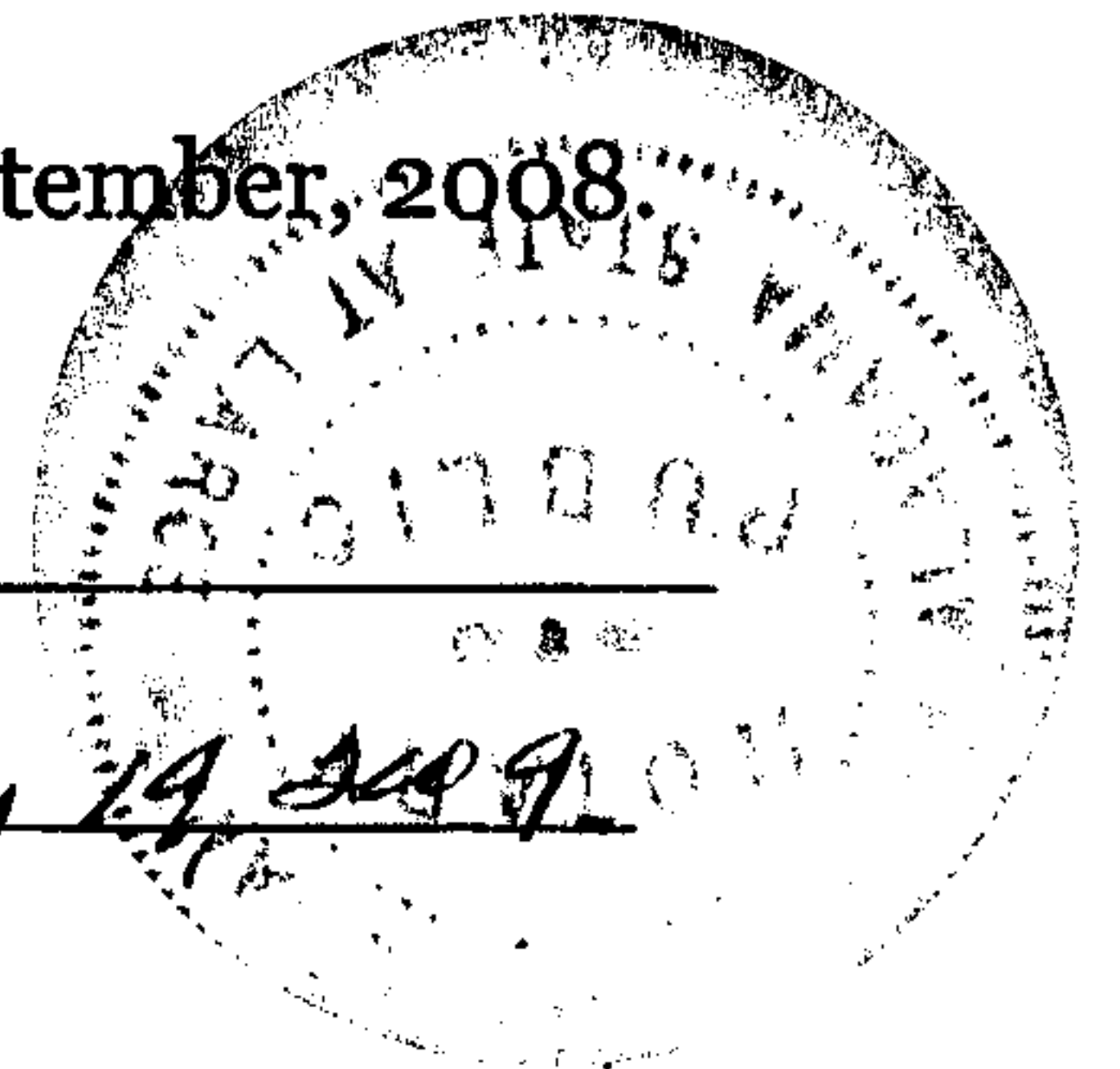
I, the undersigned notary public in and for said state and county, hereby certify that
ROSA L. BUTERA, whose name is signed to the foregoing conveyance and who is known
to me, acknowledged before me on this day that being informed of the contents of said
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 17th day of September, 2008.

[Signature]

Notary Public

My Commission Expires: May 19, 2009



The Grantor's address is:

2016 21st Ave South
Birmingham, AL 35209

Shelby County, AL 10/06/2008
State of Alabama

Deed Tax: \$225.00

The Grantee's address is:

123 S. Front Street
Memphis, TN 38103

This instrument was prepared by:

STOVA F. McFADDEN
McFadden, Lyon & Rouse, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172