



20100622000197760 1/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
06/22/2010 12:39:39 PM FILED/CERT

**PREPARED BY:**

Jerome S. Grand, Esquire  
6840 Carothers Parkway, Ste. 200  
Franklin, TN 37067

File #: 200911142

**SEND TAX NOTICE TO:**

O'Reilly Automotive, Inc.,  
Attn: Ellen Beeny, Real Estate  
P.O. Box 1156  
Springfield, MO 65801

**WARRANTY DEED**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

THIS DEED, made and entered into this the 17th day of June, 2010, by and between Jean C. Collum, a married person, herein called "GRANTOR", and O'Reilly Automotive, Inc., a Missouri Corporation, herein called "GRANTEE":

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED AND FIVE THOUSAND DOLLARS AND XX/100 (\$105,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

See Exhibit "A" attached

**SUBJECT TO TAXES FOR 2010, AND SUBSEQUENT YEARS.**

**SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.**

**THIS PROPERTY HAS BEEN USED SOLELY AS INVESTMENT OR RENTAL PROPERTY BY THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR, HER SPOUSE OR ANY DEPENDENT CHILDREN. THIS IS NON-HOMESTEAD PROPERTY.**

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

Grantor does for herself and for her Heirs, Executors and Administrators covenant with Grantee, it's successors and assigns, that she is lawfully seized in fee simple and possessed of said property; that she has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that she will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

Shelby County, AL 06/22/2010  
State of Alabama  
Deed Tax : \$105.00



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This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantor has hereto set her signature and seal this the 18th of JUNE, 2010.

Jean C. Collum {Seal}  
Jean C. Collum

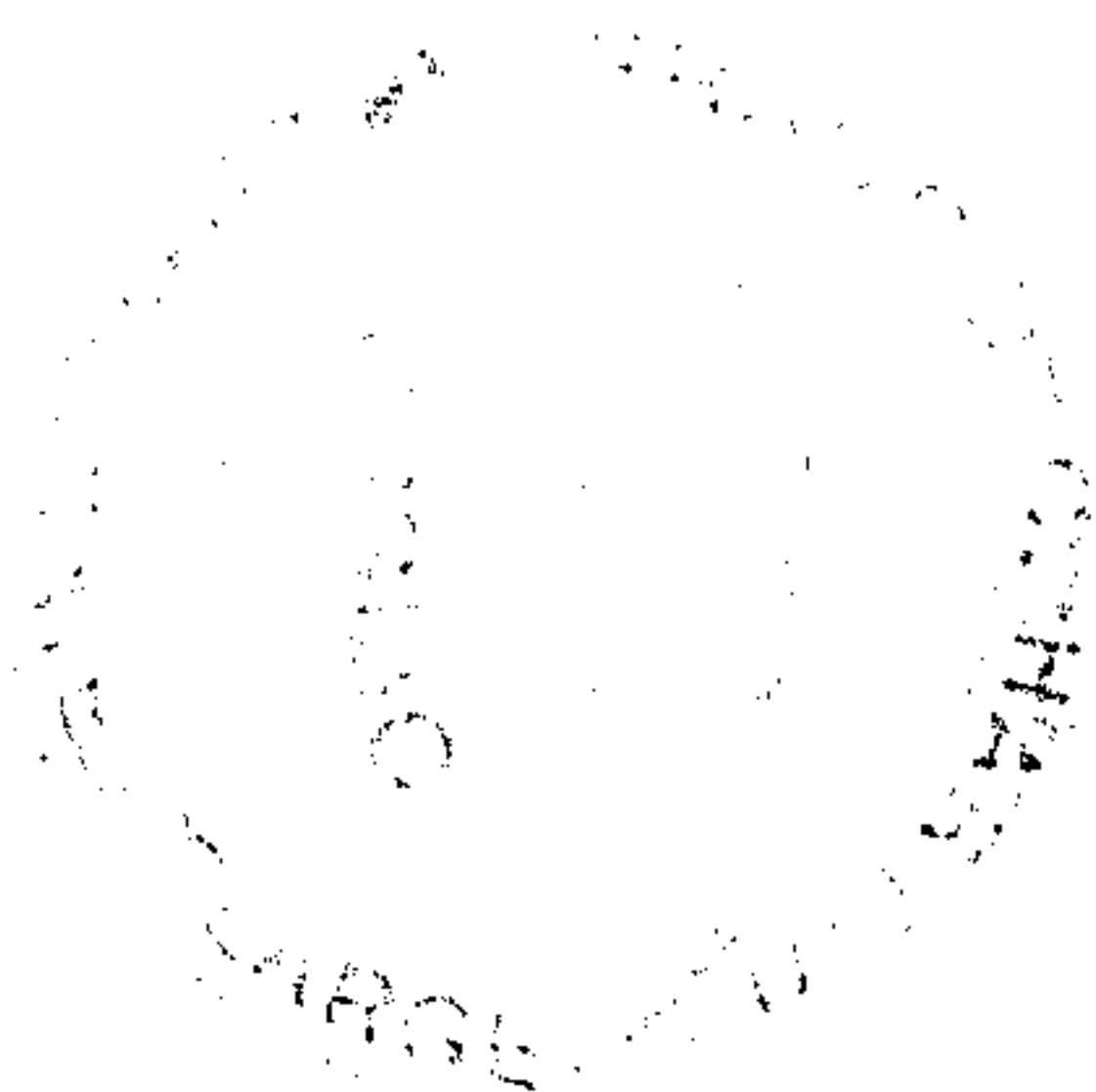
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public, hereby certify that, Jean C. Collum, 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 foregoing conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this 18th day of June, 2010

Frances C. Hartwig  
Notary Public - Frances C. Hartwig

My Commission Expires: 7-13-2013





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**Exhibit "A"**

**Part of Block 29 in the unrecorded plat of the Dunstan's Map of Calera, being part of the Northeast Quarter of Section 21, Township Twenty-two (22) South, Range Two (2) West of the Huntsville Meridian, lying in the City of Calera, Shelby County, Alabama and being more particularly described as follows:**

**Commencing at the Northeast corner of Lot 1, Block 46 of said Dunstan's Map of the City of Calera, marked by an 1-1/4" pipe having a Alabama West State Plane Coordinate of North 1131267.782, East 2197649.172 (NAD 83), said corner being on the west right of way line of the CSX Railroad, thence along the said west right of way line of railroad, South 00 degrees 08 minutes 16 seconds West (Geodetic Bearing) 267.31 feet to the southeast corner of Denson's lot as described in Deed Book 160, page 186 and recorded in the Judge Probate Office of Shelby County, and being the point of beginning; thence continuing along the said west line of the railroad, South 00 degrees 08 minutes 16 seconds West 102.95 feet to the northeast corner of the Jeffrey and Donna Smitherman property as described in Document Number 2001000554650000 and recorded in said probate office, thence along the north line of the said Smitherman property, North 85 degrees 11 minutes 55 seconds West 246.88 feet to the east line of U.S. Highway 31 (Montgomery Avenue); thence along the said east line of U.S. Highway 31, North 05 degrees 33 minutes 05 seconds East 99.00 feet (passing the south line of Ninth Avenue at 65.00 feet) to the southwest corner of said Denson's lot; thence along the south line of said Denson's lot, South 86 degrees 04 minutes 19 seconds East 237.24 feet to the place of beginning; containing 24,408 square feet or 0.560 acres.**

**Subject to all easements, right of ways and building restrictions of record.**