

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford, Ave Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Colin's Tire Shop, LLC
7076 Dickey Springs Road
Bessemer, AL 35022



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Shelby Cnty Judge of Probate, AL
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STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Seventy-Seven and 00/100 Dollars (\$377,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Lee Maniscalco (aka Lee Sam Maniscalco) by Anna Rose Maniscalco Attorney-in-Fact and wife Anna Rose Maniscalco, whose mailing address is 2639 Rillwood Road, Birmingham, AL 35243 herein referred to as Grantor, whether one or more), does grant, bargain, sell and convey unto Colin's Tire Shop, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 7076 Dickey Springs Road, Bessemer, AL 35022, in the following described real estate, situated in Shelby County, Alabama, the address of which is 3017 Pelham Parkway, Pelham, AL, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2020 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The entire consideration recited herein was derived from the mortgage loan closed simultaneously with the delivery of this deed.

Lee Maniscalco is one and the same person as Lee Sam Maniscalco.

Affidavit regarding non revocation of Power of Attorney pursuant to Alabama Code 1975
Section 26-1-2(e) is attached hereto as Exhibit “B” and is incorporated by reference herein.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the
20 day of February, 2020.

Lee Maniscalco aka Lee Sam Maniscalco

See Maniscalco by A.R.M
By: Anna Rose Maniscalco Attorney-in-Fact
Anna Rose Maniscalco
Anna Rose Maniscalco, Individually

STATE OF ALABAMA)
Shreve COUNTY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Anna Rose Maniscalco individually and Anna Rose Maniscalco, whose name as Attorney in Fact for Lee Maniscalco aka Lee Sam Maniscalco, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date that, being informed of the conveyance, she is individually and in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 20 day of May, 2020.

Notary Public

Notary Public
My Commission Expires

3.1.3

	<i>First American Title™</i>	ALTA Commitment for Title Insurance <small>ISSUED BY</small> First American Title Insurance Company
Schedule A		A-02935

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Lots 1 and 2, in Block 1, according to the Survey of Pelham Estates, as recorded in Map Book 3, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part taken for highway purposes off the front portion of subject property for right of way.

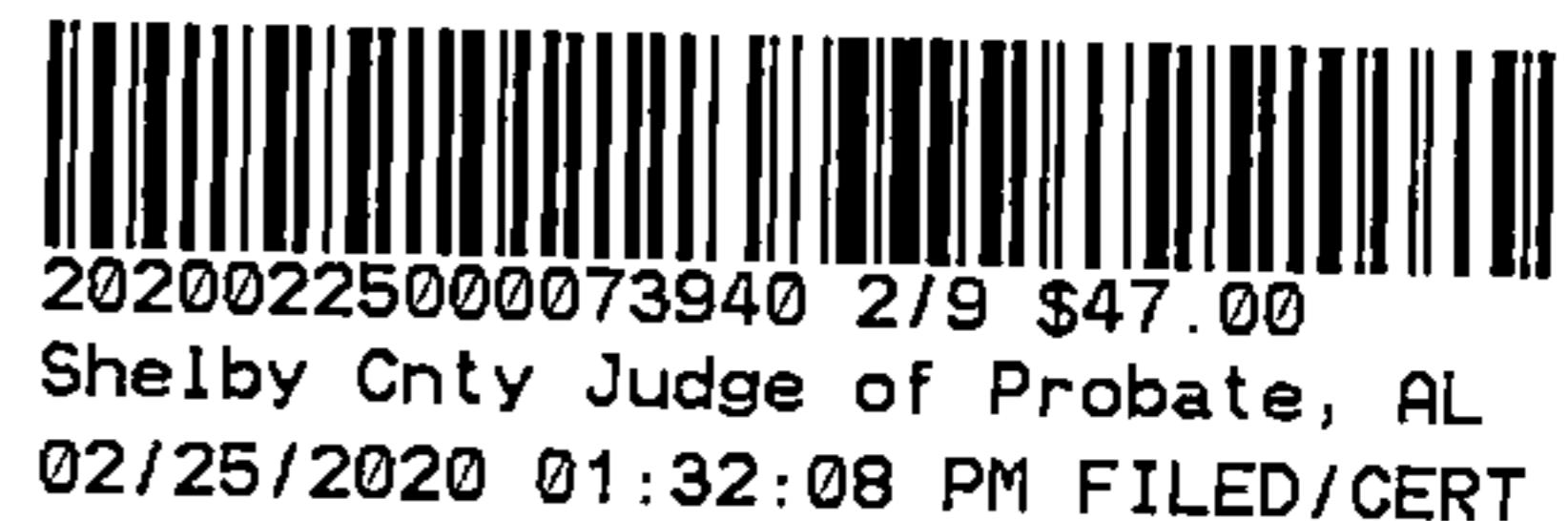


EXHIBIT "B"

**STATE OF ALABAMA)
SHELBY COUNTY)**

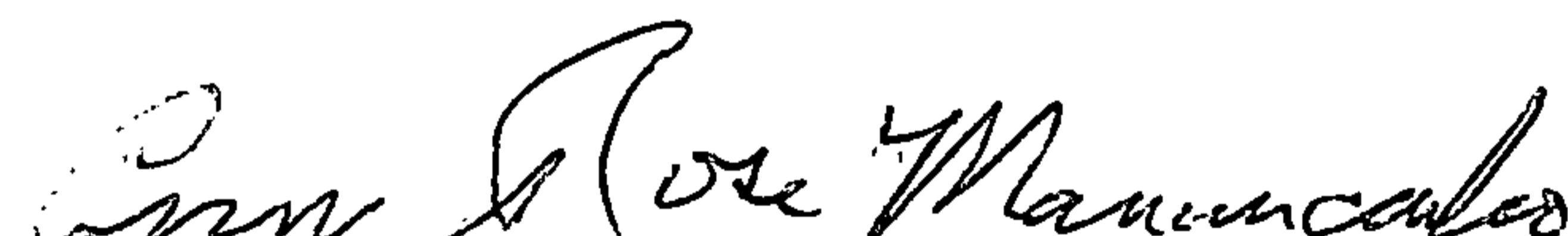
**AFFIDAVIT REGARDING NON-REVOCATION OF POWER OF
ATTORNEY**

Personally appeared before me, the undersigned, a Notary Public, in and for the State of Alabama at Large, Anna Rose Maniscalco, who, having been by me first duly sworn, states as follows:

My name is Anna Rose Maniscalco. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.

1. On June 30, 1987, Lee Maniscalco aka Lee Sam Maniscalco appointed me as Attorney-in-fact under a Durable Power of Attorney, a true copy of which is attached as Exhibit "C" to that deed to which this affidavit is attached as Exhibit "B".
2. I have on this day exercised the above-referenced Durable Power of Attorney by executing a deed and reporting forms relating to the sale of Lee Maniscalco's interest in that real property located in Shelby County, Alabama, which is more particularly described in Exhibit "A" to the Deed to which this Exhibit "B" is attached.
3. At the time of execution of the above-mentioned documents, I had no actual knowledge of the termination or revocation of the Durable Power of Attorney by revocation or of Lee Maniscalco's death. I know Lee Maniscalco to be still living.
4. I am making this affidavit pursuant to Code of Alabama, 1975, Section 26-1-2(e).

Done this 20 day of February, 2020.


Anna Rose Maniscalco

**STATE OF ALABAMA)
SHELBY COUNTY)**

SUBSCRIBED and sworn to before me on this 20 day of Febr 2020,
2020.

Notary Public
My Commission Expires: 3-1-22



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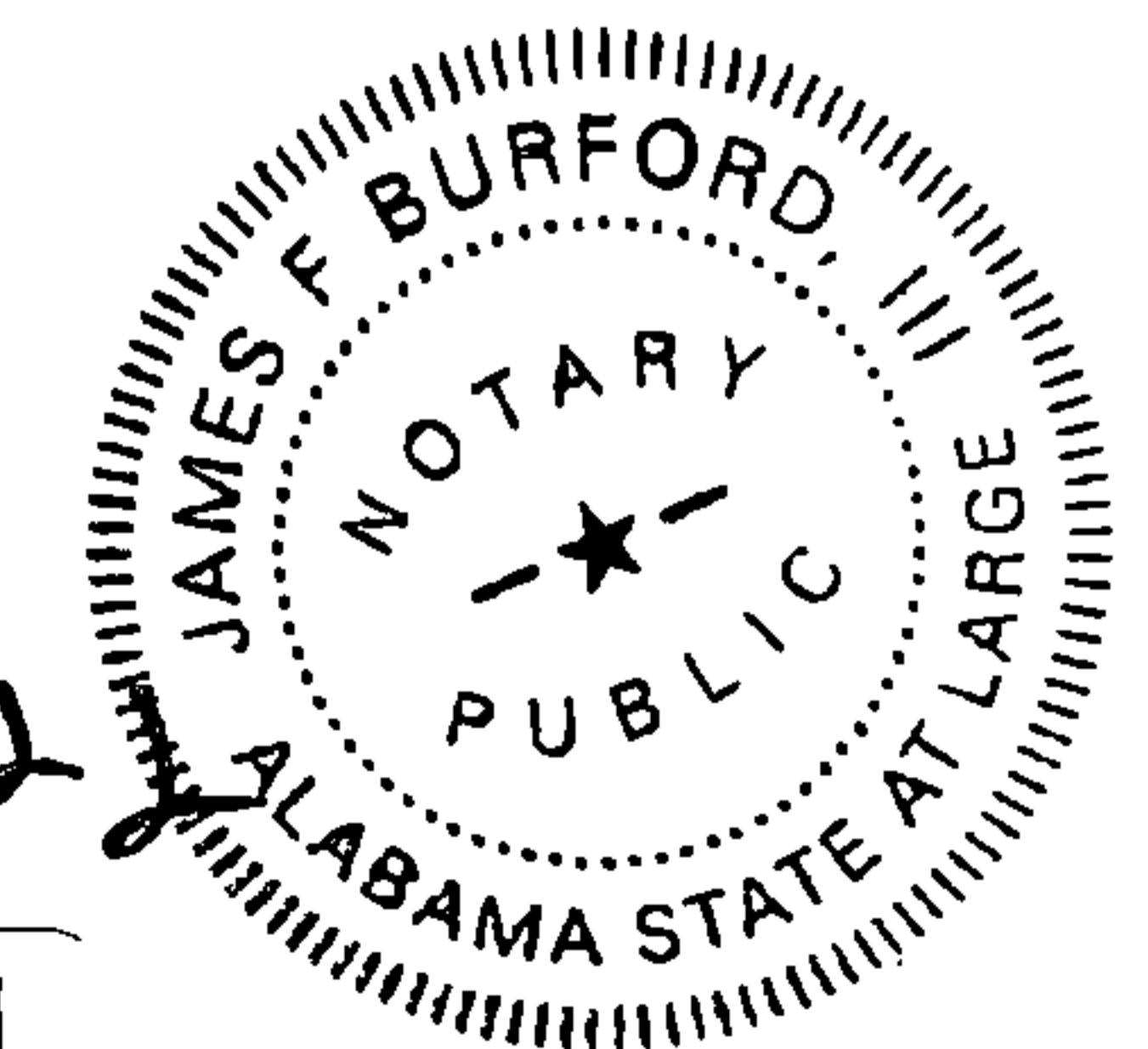


EXHIBIT 'C'

GENERAL DURABLE POWER OF ATTORNEY EFFECTIVE UPON DISABILITY, INCOMPETENCY OR INCAPACITY OF PRINCIPAL

KNOW ALL MEN BY THESE PRESENTS: That I, LEE SAM MANISCALCO, of the County of Jefferson, State of Alabama, have made, constituted and appointed, and by these presents do make, constitute and appoint my wife, ANNA ROSE MANISCALCO, my true and lawful Attorney and Agent (hereinafter called "Agent"), for me in my name, place and stead, and for my behalf and benefit:

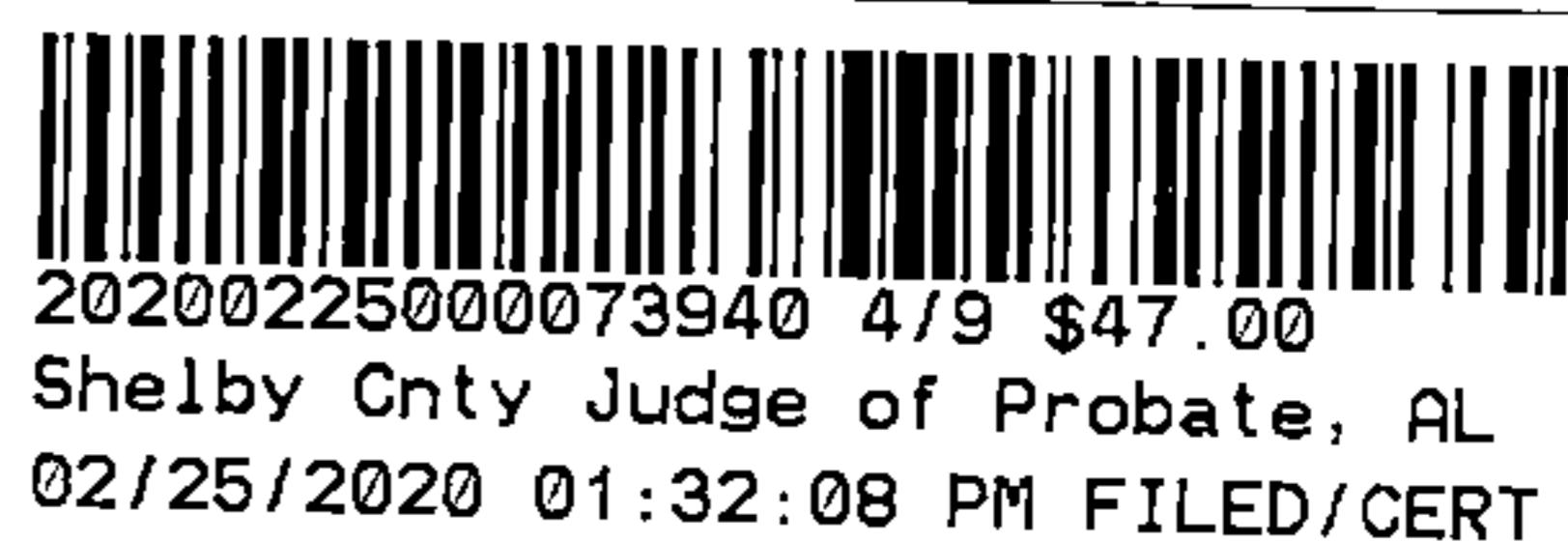
1. GENERAL GRANT OF POWER: To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers. I grant to my Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted;

(a) Powers of Collection and Payment: To forgive, request, demand, sue for, recover, collect, receive, and hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible and tangible property and property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to, me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

(b) Power to Acquire and Sell: To acquire, purchase, exchange and grant options to sell, mortgage, pledge, lease, sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any sales agreement, deed, bill of sale and all other instruments or documents pertaining to the sale of any of my real or personal property; and to enter into bonds, contracts, mortgages and deeds connected therewith;

(c) Management Powers: To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereafter acquire in my name and for my benefit, upon such terms and conditions as my Agent shall deem proper;

(d) Banking Powers: To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute or release such deeds of trust or other security



agreements as may be necessary or proper in the exercise of the rights and powers herein granted;

(e) Motor Vehicles: To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

(f) Business Interests: To conduct or participate in any lawful business of whatever nature for me and in my name; to execute partnership agreements and amendments thereto; to incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; to elect or employ officers, directors and agents; to carry out the provisions of any agreement for the sale of any business interest or the stock therein; and to exercise voting rights with respect to stock, either in person or by proxy, and to exercise stock options;

(g) Tax Powers: To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign and file any claims for refund of any tax;

(h) Safe Deposit Boxes: To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power;

(i) Flower Bonds: To purchase for and in my name United States Treasury Bonds issued before March 4, 1971, redeemable at par in payment of Federal estate taxes (including the power to borrow money and sign my name to any promissory note for such purpose, and to pledge any property of mine, including such Bonds as security for any such loan);

(j) Power to Hold Property and Make Investments: The power to hold or acquire any property or securities, regardless of whether such property or securities are a so-called "legal" investment, where such course is, in the said Agent's opinion, for my best interest;

(k) Power of Access and Disclosure of Medical Records and Financial Information: To request, receive and review any information, verbal or written, regarding my financial affairs or my physical or mental health, including medical and hospital records, and to execute any releases or other documents that may be required in order to obtain such information, and to disclose such information to such persons, organizations, firms or corporations as my Agent shall deem appropriate;

(l) Power to Provide Health Care Services: To provide medical attention and services for me including choice of a physician; choice of a hospital or nursing home; and to provide such other care, comfort, maintenance and support as my Agent may deem necessary.

(m) Power to Employ and Discharge Health Care Personnel: To employ and discharge medical personnel including such physicians, psychiatrists, dentists, nurses, and therapist as my Agent shall deem necessary for my physical, mental and emotional well-being, and to pay such individuals, or any of them, reasonable compensation.

(n) Power to Borrow: To borrow any sum or sums of money on such terms (including the power to borrow against the cash surrender value of any life insurance policy issued on my life), and with such security, whether real or personal property, as my Agent may think fit.



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and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements, and other instruments which may be necessary or proper.

(o) Disclaimer: To exercise or release powers of appointment in whole or in part and to disclaim or renounce in whole or in part any interest that I might otherwise have as a joint owner, beneficiary, heir or otherwise and in exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

(p) Trusts: To transfer, assign and convey any property or interest in property, the legal or equitable title to which is in my name, to any trust of which I am the primary beneficiary during my lifetime and under the terms of which I expressly have the power to amend or revoke such trust, and to exercise any right of withdrawal of income and/or principal which I may have pursuant to the terms and conditions of such trust, whether such trust was created before or after the execution of this power of attorney.

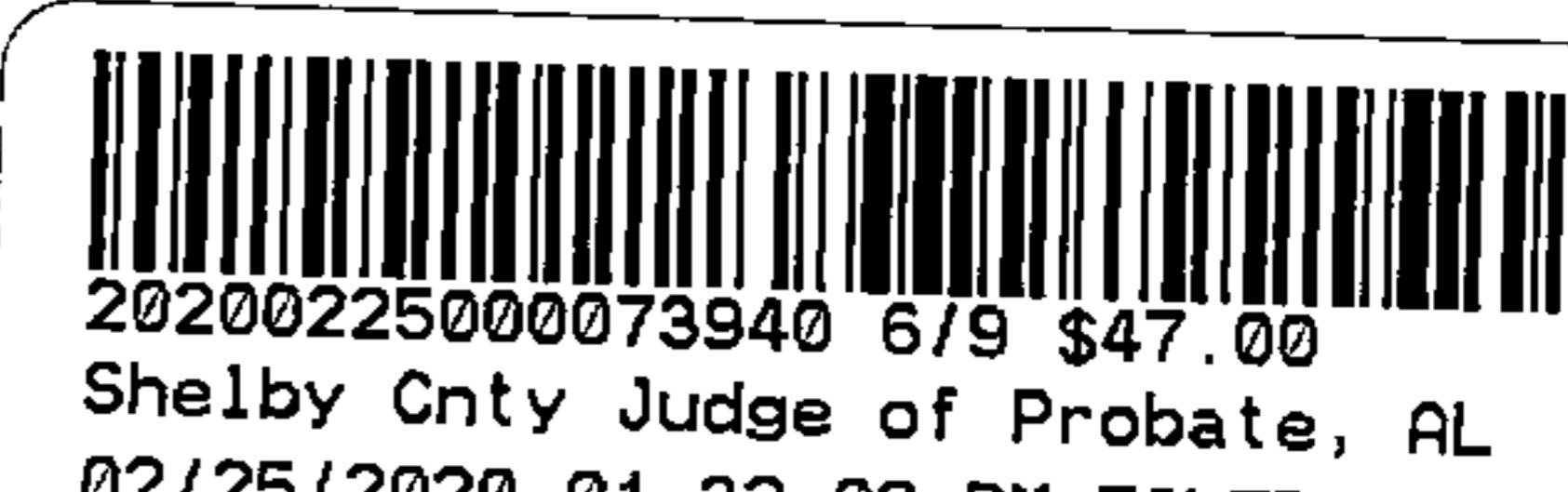
(q) Power to Change Beneficiaries on Any Insurance Policies on My Life: To change the beneficiaries on any insurance policies on my life, provided, however, that neither such right and power, nor any other rights and powers, shall be exercisable with respect to any policies of life insurance on the life of my said Agent herein named, which may at any time be owned by me;

2. MISCELLANEOUS: In the event I should become incapable of effectively transacting business because of illness or other incapacity, then I grant to the Agent named herein the following additional powers and authority:

(a) In the event any Agent named herein should be of the opinion at any time that he or she does not have the expertise to manage all or any part of my assets, I grant to said Agent the right and power to delegate the management powers hereinabove granted over all or any part of my assets to any bank or trust company having at such time total resources of not less than One Hundred Twenty-Five Million Dollars, and to enter into any management or agency agreements with the said bank or trust company pertaining thereto, with the right on the part of the Agent named herein to revoke and cancel any such agreement at any time upon not more than ninety (90) days' written notice to said bank or trust company;

(b) I grant full and absolute authority to the Agent named herein, on a noncumulative, yearly basis, to make gifts to my children, as well as to their spouses and to their children with the amount of gifts to each such person each year not to exceed that amount which is excludable from the total amount of gifts made during such year under Section 2503(b) of the Internal Revenue Code of 1986, as amended from time to time; provided, however, any time any child of mine shall be serving and acting as Agent pursuant to this power, he or she shall not have the right, power or authority to make any such gift to himself or herself in excess of the greater of \$5,000 or 5% of my total assets per year;

(c) I further authorize and empower the Agent named herein to use and apply so much of the income and principal of the assets comprising my estate as may be necessary or desirable, in the sole discretion of said Agent, for my maintenance and support, and for the maintenance and support of any person dependent upon me, taking into consideration other income, resources, or financial assistance available to any of them from all other sources. Any provision herein to the contrary notwithstanding, the Agent shall have no power or authority to



use or apply the principal to discharge any legal obligation that the Agent may have to support me or any person dependent upon me.

(d) I further authorize and empower my Agent to engage, employ and dismiss any agents, clerks, servants, attorneys-at-law, accountants, investment advisors, custodians, or other persons in and about the performance of these presents as my Agent shall think fit.

Any decisions made by the said Agent with respect to the matters set forth hereinabove in subsections (b), (c) and (d) shall be final, binding and conclusive upon all of the beneficiaries of my estate, and said Agent shall be released and discharged of and from all liability for any such decisions that he or she may make in good faith with respect thereto.

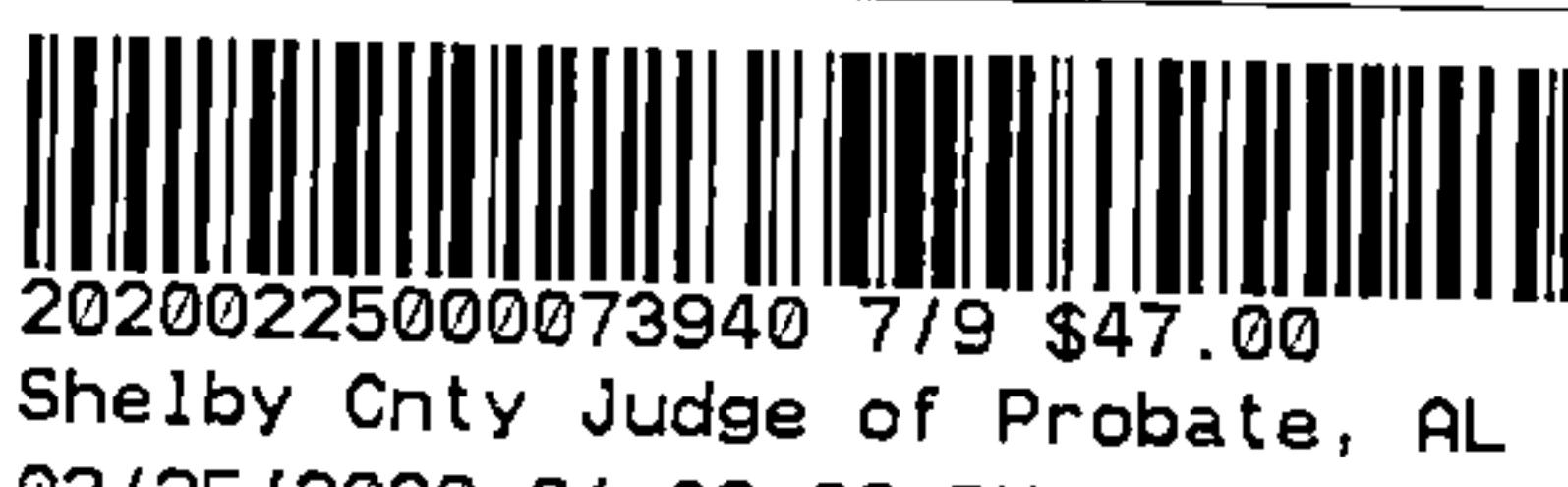
3. INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a general durable power of attorney effective upon my disability, incompetency or incapacity. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is executed and delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to the validity of this power and the construction of its provisions.

4. INDEMNITY: I hereby bind myself to indemnify my Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted him or her in this power of attorney.

5. THIRD PARTY RELIANCE: Third parties may rely upon the representations of my Agent as to all matters relating to any power granted to my Agent, and no person who may act in reliance upon the representations of my Agent or the authority granted to my Agent shall incur any liability to me or my estate as a result of permitting my Agent to exercise any power.

6. EFFECTIVENESS OF POWER OF ATTORNEY: This instrument is to be construed and interpreted as a general durable power of attorney effective only upon my disability, incompetency or incapacity, it being my intent that the authority conferred herein upon my said Agent shall be exercisable only upon my subsequent disability, incompetency or incapacity. For the purposes of the powers and authority herein granted to my said Agent, I shall be presumed to be physically or mentally disabled or incompetent upon the presentation of a certificate or other writing executed by a physician duly licensed to practice medicine in any state in the United States or in any other country stating that at such time I have become physically incapacitated, or feeble minded or so mentally or physically defective by reason of age, sickness, use of drugs, the excessive use of alcohol or for other causes that I am unable to take care of my property, and, in consequence thereof, I am liable to dissipate or lose the same, or to become the victim of designing persons. When the letter or other writing appointing such physician and the certificate or other writing of such physician relating to my physical or mental condition at such time, all as hereinabove set forth, shall be attached to this power of attorney, my Agent will then be authorized to represent to all third parties that the powers and authority granted to him or her as herein set forth have become fully effective, and that no person who may act in reliance upon such representation of my Agent or the authority granted to my Agent herein shall incur any liability to me or my estate as a result of permitting my Agent to exercise any such power.

7. NOMINATION OF GUARDIAN OR CURATOR: In the event court proceedings are hereafter commenced to appoint a guardian, curator or other fiduciary to take charge of, manage and conserve my property, I



hereby nominate and appoint my Agent above-named as my guardian, curator, or other fiduciary.

8. REVOCATION: This general durable power of attorney may be voluntarily revoked by me by written instrument delivered to my Agent. My guardian may also revoke this instrument by written instrument delivered to my Agent. Any affidavit executed by my Agent stating that he or she does not have, at the time of doing any act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time.

9. DEATH: My death shall not revoke or terminate this agency as to my Agent or any other person who, without actual knowledge of my death, acts in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees, and personal representatives.

10. SUBSTITUTE AGENT: If my said wife ceases to act as my Agent due to her death, incapacity or resignation, I appoint my children, Salvador J. Maniscalco, Michael P. Maniscalco and Lee Ann Maniscalco Bruno, as my Agent.

11. JOINT POWER: So long as my children, Salvador J. Maniscalco, Michael P. Maniscalco and Lee Ann Maniscalco Bruno, shall be serving as my Agent hereunder, it is my intent that the power granted to my said children shall be a joint power, which shall be exercised by my said children as they may from time to time act on my behalf.

IN WITNESS WHEREOF, I have executed this General Durable Power of Attorney, effective upon my disability, incapacity or incompetency, in five (5) counterparts, and I have directed that photographic copies of this power be made, which shall have the same force and effect as an original.

DATED at Birmingham, Alabama, on the 30 day of
June, 1987.

Lee Sam Maniscalco
Lee Sam Maniscalco
Principal



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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lee Sam Maniscalco, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of June, 1987.

Sherry Doss

NOTARY PUBLIC

My Commission Expires: 7-7-90

(SEAL)

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