

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR, QUAKER GASOLINE STATIONS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Roy R. Mason, an individual (herein referred to as GRANTEE his heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 18 South Range 1 West, in Shelby County, Alabama, thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 756.98 feet; thence 90degrees 00' right and run west for 66.0 feet to the point of beginning of the property herein described; thence continue West along the last stated course for 200.0 feet; thence 90 degrees 00' left and run South for 410.27 feet to a point on the North right of way line of U.S. Highway #280 as now constructed; thence 94 degrees 00' left and run Easterly along said right of way line, said point is opposite station 174 plus 34.40 and 80.0 feet North of the center line of said highway; thence 16 degrees 20' left and run Northeasterly along said right of way line for 70.37 feet; thence 69 degrees 40' left and run North, running parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, for 376.44 feet to the point of beginning.

The site contains 1.86 acres \pm or 80,900 sq. ft. \pm . This is based upon dimensions from survey of December 13, 1971 by Joseph D. Schoel, Ala. Reg. No. 4405.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE his heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE his heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE his heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE his heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

This conveyance is made subject to all easements, restrictions and reservations which may appear of record affecting said property.

IN WITNESS WHEREOF, QUAKER GASOLINE STATIONS, INC., a corporation, has caused this instrument to be executed by Roy R. Mason, its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by Jack W. Pitts, its duly authorized Vice President this 7th day of JANUARY, 1977.

ATTEST:

QUAKER GASOLINE STATIONS, INC.

By

Jack W. Pitts

Vice President

By

Roy R. Mason

Its President

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, William J. Pitts, a Notary Public, in and for said State and said County hereby certify that JACK W. PITTS, an VICE PRESIDENT and PRESIDENT of QUAKER GASOLINE STATIONS, INC. corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the content of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Give under my hand this the 7th day of JANUARY, 1977.
This instrument Prepared by
Michael D. Goodson
Post Office Box 9068
Montgomery, AL 36108
Joseph C. Pitts
Notary Public

19770131000009060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1977 12:00:00AM FILED/CERT

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