

\$ 135,000.00

SEND TAX NOTICE TO:  
Mr. Terry M. Habshey  
Oxy Tire, Inc.  
7000 Highway 25  
Montevallo, Alabama 35115

STATE OF ALABAMA )  
SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **Ronald G. Headley and Deborah D. Headley**, husband and wife (the "Grantors"), by **Terry M. Habshey** (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

All of the East half of the NE 1/4 of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama, lying South and West of the Cahaba River and lying North and West of Shelby Highway No. 52.

Minerals and mining rights not owned by the Grantors are excepted.

This conveyance is made subject to the following permitted exceptions:

1. Ad valorem taxes for the 1995 tax year and all subsequent years.
2. Oil, Gas and Mineral Lease entered into by and between Cabot Oil & Gas Corporation and Total Minatome Corporation, dated August 8, 1991, a Memorandum of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 370, Page 923.
3. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with the Grantee, his heirs and

01/27/1995-02260  
09:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 146.00

*Walston Stabler*

Inst # 1995-02260

assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Ronald G. Headley and Deborah D. Headley have hereunto set their hands this 26th day of January, 1995.

Ronald G. Headley  
Ronald G. Headley

Deborah D. Headley  
Deborah D. Headley

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald G. Headley and Deborah D. Headley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 1995.

Ray L. Bains  
Notary Public

This instrument prepared by:

✓ Dawn Helms Sharff  
WALSTON, STABLER, WELLS,  
ANDERSON & BAINS  
505 N. 20th Street, Suite 500  
Birmingham, Alabama 35203  
(205) 251-9600

Inst # 1995-02260

01/27/1995-02260  
09:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 146.00