

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
W. C. Rice Oil Co., Inc.
2511 28th Street, S.W.
Birmingham, Alabama 35211

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) and other good and valuable consideration to **COOSA OIL COMPANY, L.L.C.**, an Alabama limited liability company (hereafter referred to as the "Grantor"), in hand paid by **W. C. RICE OIL CO., INC.**, an Alabama corporation (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel I:

A certain parcel of land situated in the Town of Columbiana, Shelby County, Alabama, described more particularly as follows: Begin at the northwest corner of the lot sold by J. L. Mooney and wife, Jessie A. Mooney to Gulf Refining Company, a corporation by deed dated April 18, 1930, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 91, page 167, running thence in a southerly direction along the West boundary line of said Gulf Refining Company lot 150 feet, thence West 10 feet, thence in a Northerly direction to a point on the southern boundary line of the Columbiana and Calera Highway 55 feet distant from the point of beginning, thence run in an easterly direction along the Southern boundary line of said Calera and Columbiana Highway to the point of beginning, said highway above referred to is known as State Project S-44-B, and said land is situated in Section 26, Township 21, Range 1 West.

Parcel II:

BEGIN at the point where the westerly line of the right-of-way of the Louisville and Nashville Railroad Company intersects the southeasterly line of the State Highway leading from Columbiana to Calera; thence southeasterly along the westerly line of said right-of-way 300 feet; thence at an angle of 59° 16' to the right 149.93 feet; thence northwesterly 300 feet to a point on the southeast line of said State Highway 150 feet (measuring along the arc of said southeast line) southwesterly of the point of beginning; thence northeasterly along the southeast line of said highway 150 feet to the point of beginning.

Parcel III:

An undivided 1/2 interest in and to the following described property: A lot in the SE 1/4 of Sec. 26, T-21-S, R-1-W, described as follows: Commence at the intersection of the Western R/W line of the L & N Railroad with the Southeastern line of the

Calera-Columbiana Hwy. and run thence Southerly along the Western R/W line of said railroad, a distance of 300.00 feet to the point of beginning; thence continue along the said railroad R/W a distance of 200.00 feet; thence turn an angle of 90° 00' to the right and run a distance of 128.86 feet; thence turn an angle of 90° 00' right and run a distance of 123.24 feet to the Southern most corner of the present Gulf Oil lot; thence turn an angle of 59° 13' to the right and run a distance of 150.00 feet to the point on the Western R/W line of the L & N Railroad, and the point of beginning. Situated in the W1/2 of the E1/2 of the SE1/4 of Sec. 26, T-21-S, R-1-W, Huntsville Meridian, Shelby County, Alabama.

SUBJECT TO:

1. 2004 ad valorem taxes, a lien due and payable October 1, 2004.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, set-back lines, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

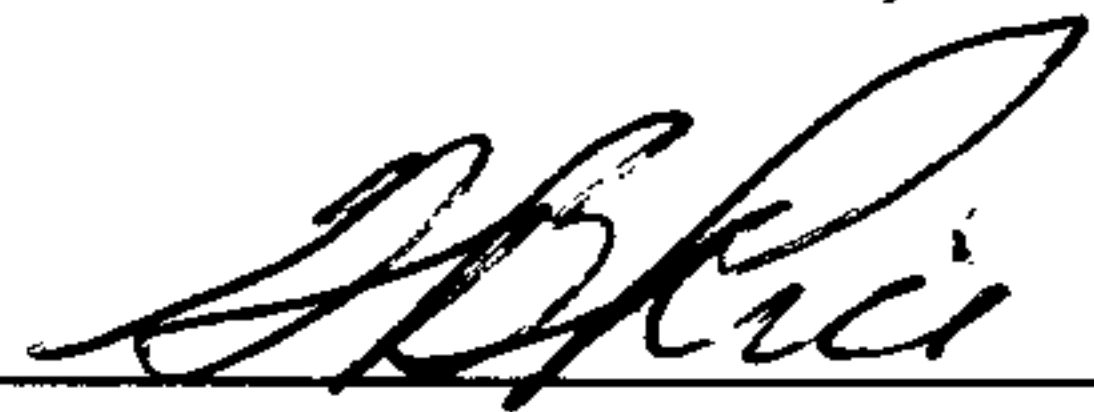
This property is sold as is and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative effective as of the 26th day of October, 2004.

GRANTOR:

COOSA OIL COMPANY, L.L.C.

By: 
Its: Member

STATE OF ALABAMA
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. Barton Rice, whose name as a Member of Coosa Oil Company, L.L.C., an Alabama limited liability company, 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 conveyance, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27th day of October, 2004.

{ SEAL }

Dawn E. Hill
Notary Public
My Commission Expires: 5/7/07