

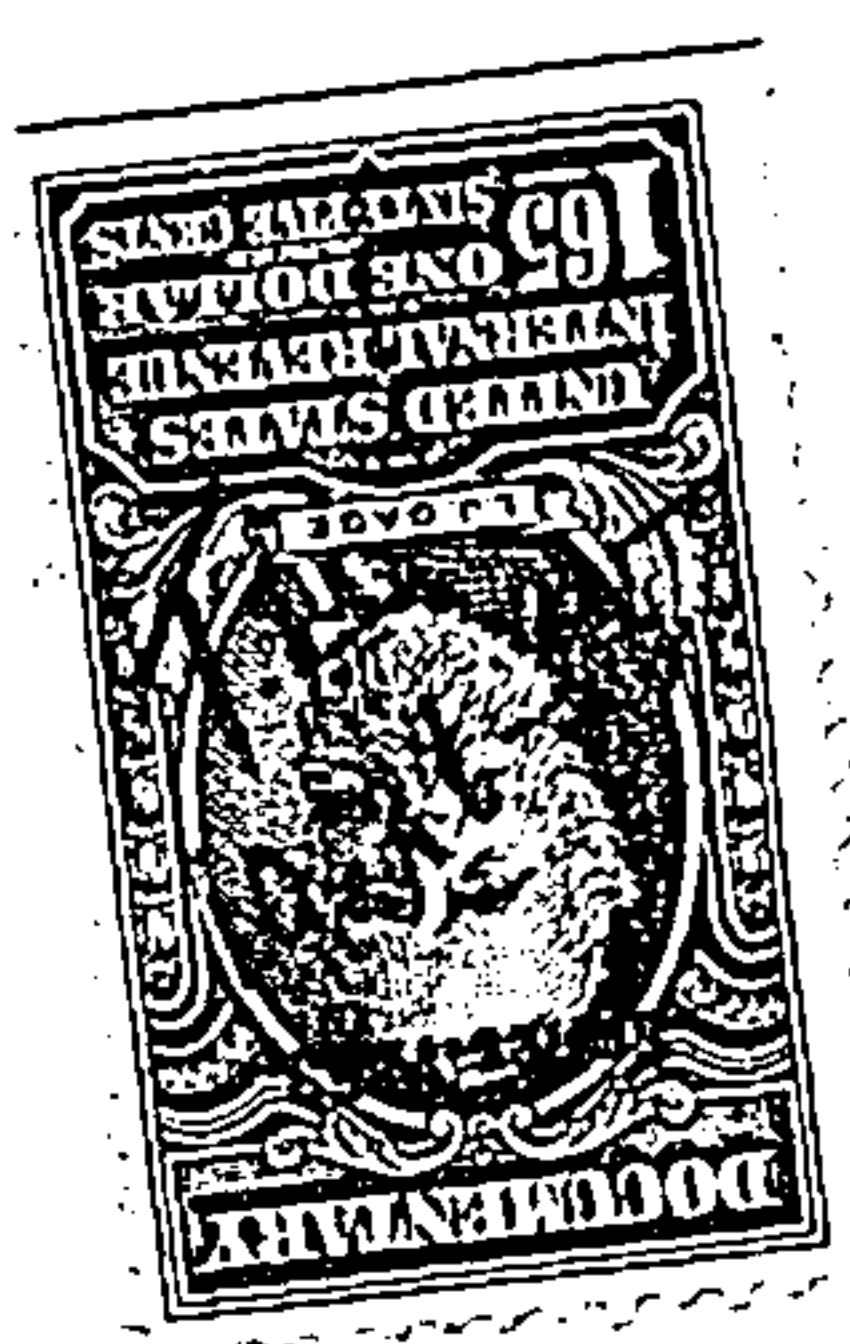
1500.00

369

STATE OF ALABAMA, X
SHELBY COUNTY.....X

KNOW ALL MEN BY THESE PRESENTS, THAT, in consideration of the sum of One Thousand and NO/100 Dollars and other valuable considerations, to the undersigned grantor, Watkins-Walters Oil Company, Incorporated, a Corporation, in hand paid by Tom Lee, the receipt whereof is hereby acknowledged, the said Watkins-Walters Oil Company, Incorporated, a Corporation, does hereby remise, release, quit claim and convey and set over unto the said Tom Lee all its rights, title, interest, and claim, acquired by the grantors herein under the two certain leases from Tom Lee and wife, Nell Lee, to Watkins-Walters Oil Company, Incorporated, a Corporation, dated June 2nd., 1950, and dated on June 29th., 1950, in and to the hereinafter described lands and tenements, situated in Shelby County, Alabama, to wit:

PARCEL ONE: That certain tract of land described as commencing at the point of intersection of the West margin of the right of way line, as located on June 29, 1950, of the Birmingham-Montgomery Highway with the Western boundary line of the North Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 20, Range 3 West, and run thence North along the Western boundary line of said Northeast Quarter of the Northwest Quarter of said Section 13 for a distance of 200 feet; run thence East 75 feet to the West margin of said right of way of the Birmingham-Montgomery Highway as located on June 29, 1950; run thence in a Southwesterly direction along the Western margin of said Highway right of way, as located on June 29, 1950, for a distance of 200 feet, more or less, to the point of commencement, as described in that certain lease by Tom Lee and wife, Nell Lee, to Watkins-Walters Oil Company, Incorporated, a Corporation, dated June 29, 1950, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.



or in anywise appertaining. Also, all rights, title, interest, or privilege granted to the grantors herein by the grantee herein under the terms of said lease dated June 29, 1950, wherein the grantee herein agreed to restrict and not to erect nor to permit the erection of a gasoline station, or stations, on any part of the property which the said Tom Lee owned on said Highway, or on any point on the property of the said Tom Lee, owned on June 29th., 1950, for a period of ten years from July 1st., 1950, to July 1st., 1960.

PARCEL TWO: Also, that certain tract of land commencing at an iron pin on the East boundary of the right of way of the Birmingham-Montgomery Highway, better known as United States Highway No. 31, as located on June 2nd., 1950, where said line is intersected by the South boundary of the North Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 20, South, Range 3 West, and run thence in a Northerly direction along the East boundary line of the said Birmingham-Montgomery Highway, as located on June 2nd., 1950, for a distance of 50 feet to the point of beginning of the tract of land herein described: Turn thence at an angle of 33 degrees and 23 minutes to the right from said East boundary of said Highway and run thence 253 feet to an iron pin; turn thence at an angle of 114 degrees and 35 minutes to the left and run 76 feet; turn thence at an angle of 234 degrees and 3 minutes to the right and run 143 feet to an iron pin on the East boundary of the right of way of said United States Highway No. 31, as located on June 2nd., 1950; run thence in a Southerly direction a distance of 350 feet to point of beginning along said Highway No. 31, as located on June 2nd.,

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1950, all as described in that certain lease from Tom Lee and wife, Nell Lee, to Watkins-Walters Oil Company, Inc., a Corporation, dated June 2nd., 1950, and recorded in Deed Book 142, on page 167, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining. Also, all rights, title, interest, restrictions, or privileges granted to the grantors herein by the grantee, Tom Lee, under the terms of the said lease, dated June 2nd., 1950, wherein the grantee, Tom Lee, agreed in said lease not to erect, nor to permit the erection of a gasoline station, or stations on any part of the property which the said Tom Lee owned on June 2nd., 1950, on said United States Highway No. 31, or at any other point on the property of the said Tom Lee from the date of June 2nd., 1950, to June 2nd., 1960.

All situated in Shelby County, Alabama. The use of the words, grantor and grantee herein shall not change the character of this instrument.

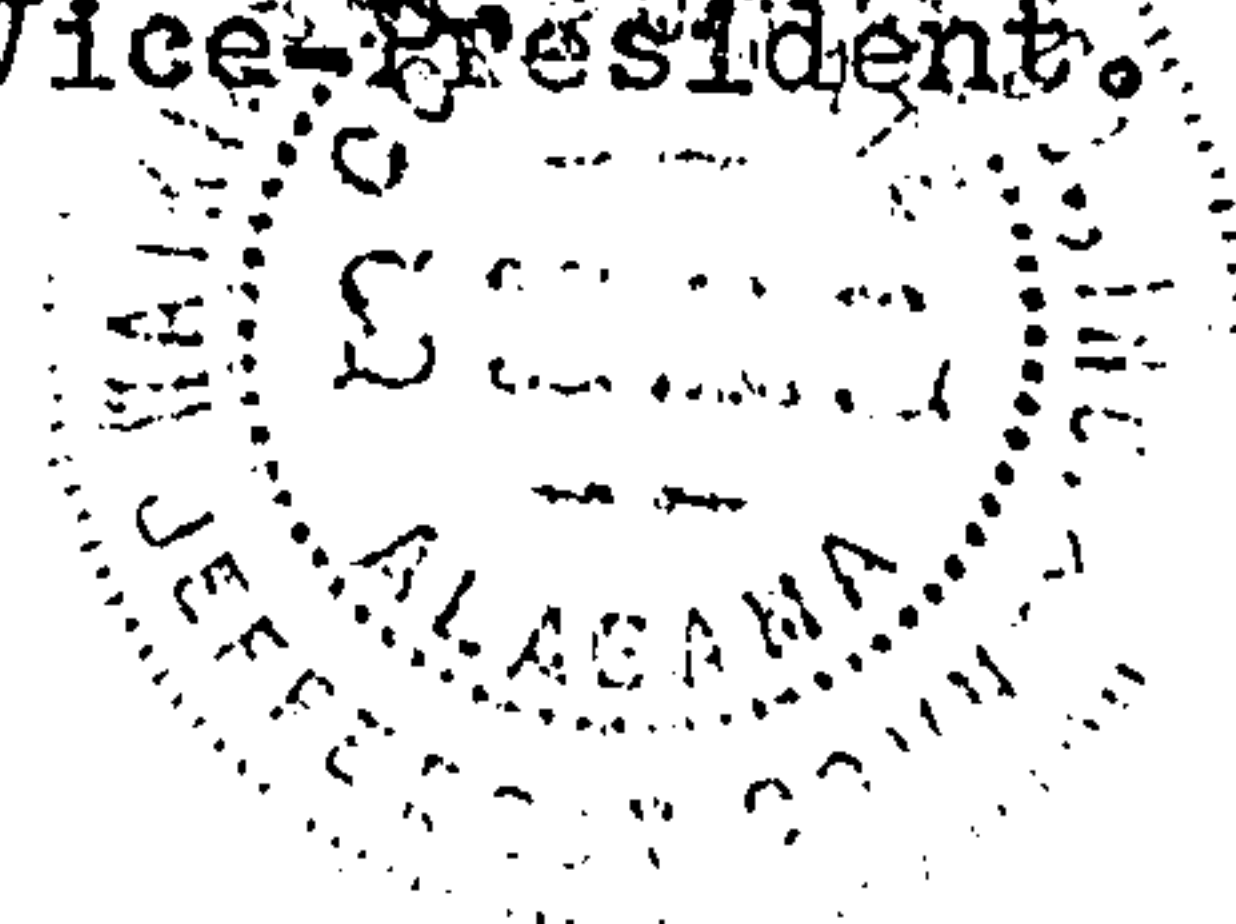
TO HAVE AND TO HOLD, unto the said Tom Lee, and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the Watkins-Walters Oil Company, Inc., a Corporation, has caused these presents to be executed and its Corporate Seal to be affixed thereto by Don G. Watkins, as its Vice-President, and attested by Eva D. Watkins, as its Secretary and Treasurer, each being duly authorized, on this the 18 day of October, 1955.

ATTEST:

Eva D. Watkins
Secretary and Treasurer.

Watkins-Walters Oil Company, Inc. (SEAL)
A Corporation
BY Don G. Watkins
As its Vice-President.



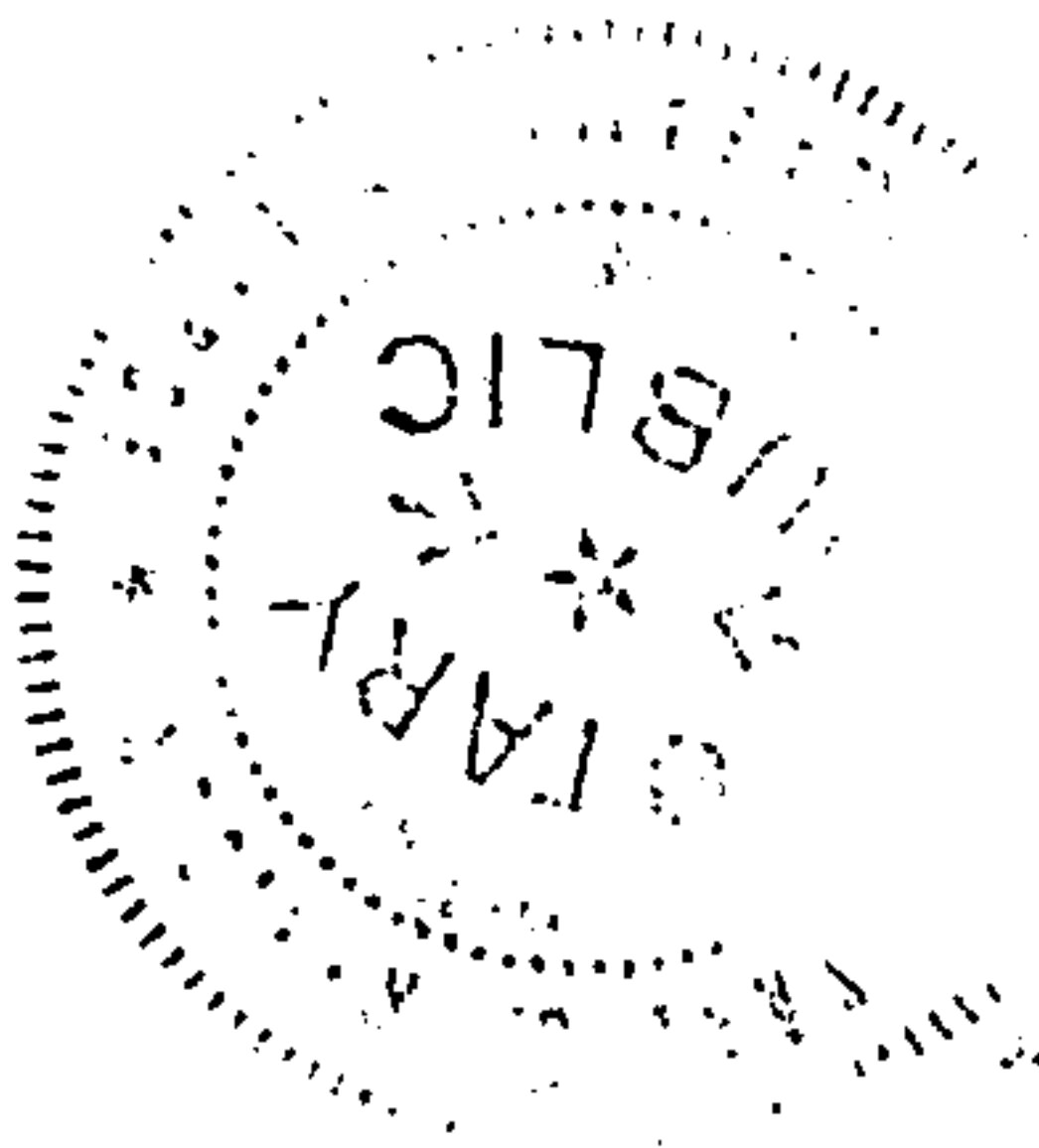
STATE OF ALABAMA, *Shelby*
JEFFERSON COUNTY.....

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I, Harold Harrison, a Notary Public,
in and for said County, in said State, hereby certify that
Don G. Watkins, whose name as Vice-President of Watkins-Walters
Oil Company, Inc., a Corporation, and Eva D. Watkins, whose name
as Secretary and Treasurer of the Watkins-Walters Oil Company,
Inc., a Corporation, each of whom is known to me, each acknowl-
edged before me on this day, that, being informed of the con-
tents of this conveyance, each, as such officer, and with full
authority, executed the same voluntarily for and as an Act of
said Corporation.

Given under my hand and seal of office, on this the
18 day of October, 1955.

Harold Harrison
Notary Public, Jefferson County,
Alabama. *Shelby*



STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 24 day of Oct, 1955, at 2 o'clock P. M.
and recorded in Deed Record 126 Page 32 and the Mortgage Tax of
Deed Tax of 1.50 has been paid.
L.C. Walker Judge of Probate