

842  
STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of nine thousand two hundred eighty dollars (\$9,280.00) and the execution of a purchase money mortgage mortgage to the undersigned grantor, Jere Gray Schatz, a single woman, in hand paid by Emerald Petroleum Co. of Ala., Inc., the receipt whereof is acknowledged, I, the said Jere Gray Schatz, do grant, bargain, sell and convey unto the said Emerald Petroleum Co. of Ala., Inc. the following described real estate situated in Shelby County, 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 90° 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° 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 being constructed; thence 94° 00' left and run easterly along said right-of-way line for 134.32 feet to an angle point in said right-of-way line, said point is opposite station 174+34.40 and 80.0 feet north of the center line of said highway; thence 16° 20' left and run northeasterly along said right-of-way line for 70.37 feet; thence 69° 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.

As a part of the consideration for this conveyance, the grantor herein does hereby covenant and agree that the property adjacent to that hereinabove described which is also owned by the grantor herein be and the same is hereby subject to the following terms, covenants and conditions:

1. No improvements on said property shall be erected within 95 feet of the right-of-way of U. S. Highway #280.
2. For a period of five years from the date hereof the grantee herein shall have the first right of refusal to purchase the adjoining property or any part

thereof. Upon receipt of any bona fide offer to purchase said property, grantor herein does hereby covenant to notify grantee herein in writing of such offer and grantee shall have fifteen days from the receipt of said notice to exercise the right to purchase in and for the same terms as contained in said bona fide offer of purchase. The failure to exercise said right to purchase within said fifteen days shall terminate this right but only in the event said bona fide offer is consummated.

3. At no time within ten years from date hereof shall the said abutting premises owned by grantor herein or any portion thereof be utilized for the sale of petroleum products.

To have and to hold to the said Emerald Petroleum Co. of Ala, Inc., its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with the said Emerald Petroleum Co. of Ala., its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except current taxes; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Emerald Petroleum Co. of Ala., Inc., its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 25<sup>th</sup> August, 1969.

*Jere Gray Schatz*  
Jere Gray Schatz

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jere Gray Schatz, a single woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of August, 1969.

*[Signature]*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
JUL 9 1969  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUL 9 1969  
JUDGE OF PROBATE