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Shelby Cnty Judge of Probate, AL
03/26/1973 12:00:00 AM FILED/CERT

WARRANTY DEED

4093

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT:

CRYSTAL PETROLEUM COMPANY, INC., an Alabama corporation and successor in title to Emerald Petroleum Co. of Ala. Inc., by corporate change of name, herein represented by its under-signed officers duly authorized by resolution of its Board of Directors, hereinafter called "GRANTOR", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to it by QUAKER GASOLINE STATIONS, INC., hereinafter called "GRANTEE", the receipt of which is hereby acknowledged, has and by these presents does GRANT, BARGAIN, SELL and CONVEY unto said GRANTEE, the following described property situated in Shelby County, Alabama, to wit:

Commence at the northeast corner of the NE $\frac{1}{4}$ of 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; together with all buildings and improvements thereon, and further including all tanks, pumps, compressors and related service station equipment.

This conveyance further includes all rights, privileges and options owned by grantor herein as were acquired by virtue of that certain Warranty Deed dated August 25, 1969, executed by Jere Gray Schatz in favor of Emerald Petroleum Co. of Ala. Inc., recorded in Book 260, page 590 of the records of Shelby County, Alabama, and to which deed and the recordation of same reference is hereby made for all purposes.

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TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

The said GRANTOR, for its successors and assigns, covenants with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the above described premises; that they are free from all encumbrances, except current taxes; that it has good right and authority to sell and convey said premises as aforesaid; and that it, its successors and assigns, shall warrant and defend the same to the said GRANTEE, its successors and assigns forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 28th day of February, 1973.

CRYSTAL PETROLEUM COMPANY, INC.

By L. D. Morgan
L. D. Morgan, President

ATTEST:

By

L. G. Caskey, Jr., Secretary

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STATE OF Louisiana
Parish OF Caddo

I, the undersigned authority, in and for the
Parish and State aforesaid, hereby certify that
L. D. Morgan, whose name as President
of CRYSTAL PETROLEUM COMPANY, INC., a corporation, is signed to
the foregoing conveyance, and who is known to me, acknowledged
before me this day that, being informed of the contents of the
conveyance, he, as such officer, and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 28th
day of February, 1973.

Louise Howard Yates
NOTARY PUBLIC
LOUISE HOWARD YATES
NOTARY PUBLIC, CADD0 PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

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