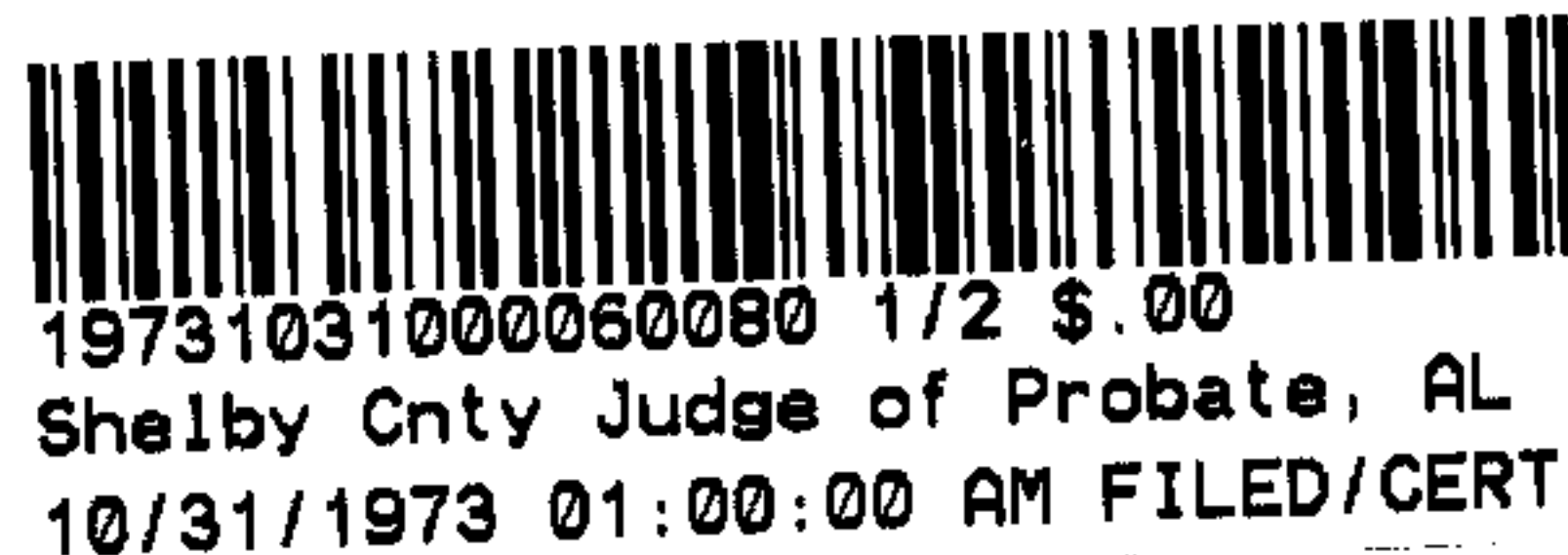


SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS MARKETING PROPERTIES, INC., a Delaware corporation, with its principal offices in Bartlesville, Oklahoma, Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto VULCAN OIL COMPANY, INC., Grantee, the following real property and premises, situate in the County of Shelby, State of Alabama, to wit:

Part of Lot 4 and 5, Block 1, Georges Subdivision of Keystone in Shelby County, Alabama, as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Plat Book 3, Pages 63 and 79, more particularly described as follows:

Begin at the southwest corner of Section 25, Township 20 South, Range 3 West; thence North 89 degrees 13' East along the south line of said section a distance of 258.5 feet to a point on the old right of way of Highway U.S. 31; thence at an angle of 75 degrees 33' left a distance of 340.0 feet to the original southwest corner of Lot 4; thence at an angle of 75 degrees 33' right a distance of 79.6 feet to a point on the new right of way of U.S. 31 for a point of beginning; thence continuing on a prolongation of said line a distance of 120.4 feet to the southeast corner of Lot 4; thence at an angle of 75 degrees 33' left a distance of 129.9 feet to a point; thence at an angle of 90 degrees left a distance of 116.6 feet to a point on the highway right of way; thence at an angle of 90 degrees left a distance of 160.0 feet along the highway right of way to the point of beginning;

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all zoning ordinances, taxes and questions of survey, restrictions, and easements of record or in place.

Grantor does not warrant either expressly or impliedly, the condition or fitness of the property conveyed hereunder, any such warranty being hereby expressly negatived. Grantee by acceptance hereof acknowledges that he has made a complete inspection of the above described real property and any improvements and/or equipment located thereon and is in all respects satisfied therewith and accepts the same 'as is'.

Grantor hereby reserves unto itself, its heirs, and assigns any and all oil, gas and other minerals in, on and under said property, waiving, nevertheless, the use of the surface, in any manner, for recovery thereof.

The entire purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD said described premises unto the said Grantees, heirs and assigns, forever.

SIGNED AND DELIVERED this 31<sup>st</sup> day of July, 1973.

ATTEST:

PHILLIPS MARKETING PROPERTIES, INC.

Assistant Secretary

By

President

WITNESSES:

Lita Owen

Janet Rogers



ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
COUNTY OF WASHINGTON ) SS.

Before me Sandra L. Haberly, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgements, on this 31st day of July, 1973, personally appeared Wm. C. Douce and Joe W. Zeman, whose names as vice president and assistant secretary, respectively, of PHILLIPS

MARKETING PROPERTIES, INC. a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true; and I do so certify.

Sandra L. Haberly  
Notary Public  
Bartlesville, Oklahoma

My commission expires:  
December 13, 1975

19731031000060080 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/31/1973 01:00:00 AM FILED/CERT

REC. OF THE COMPTROLLER  
RECEIVED AS SHOWN ABOVE  
10/31/73 10:36  
Deed 744.30

BOOK 283 PAGE 501