The consideration for the conveyance was $155,000.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

19790702000082530 1/4 $.00
Shelby Cnty Judge of Probate,AL
07/02/1979 12:00:00AM FILED/CERT

In consideration of One Hundred Dollars ($100.00) and other valuable consideration in hand paid by GULF OIL CORPORATION (hereinafter called "Grantee") to DEWBERRY REAL ESTATE COMPANY, INC. (hereinafter called "Grantor"), the receipt of which is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, to-wit:

Part of the NW 1/4 of SE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of said 1/4-1/4 section, looking in a northerly direction along the west line of said 1/4-1/4 section, turn an angle to the right of 29°08' and run in a northeasterly direction for a distance of 696.0 feet to the point of beginning, thence continue along last mentioned course for a distance of 325.00 feet to a point on the southwest right-of-way line of U. S. Highway #280, thence turn an angle to the right of 90°53'15" and run in a southeasterly direction along said southwest right-of-way line for a distance of 309.64 feet to an existing concrete right-of-way monument, thence turn an angle to the right of 4°36'15" and run in a southeasterly direction along said southwest right-of-way line for a distance of 28.61 feet to an existing nail on the edge of Dewberry Drive, thence turn an angle to the right of 88°40'30" and run in a southwesterly direction for a distance of 137.35 feet to an existing nail in the edge of Dewberry Drive, thence turn an angle to the right of 38°51' and run in a southwesterly direction for a distance of 70.34 feet to an existing nail in the edge of Dewberry Drive, thence turn an angle to the right of 20°09' and run in a westerly direction for a distance of 78.28 feet to an existing nail in the edge of Dewberry Drive, thence turn an angle to the left of 18°48' and run in a southwesterly direction for a distance of 145.47 feet to an existing nail in the edge of Dewberry Drive, thence turn an angle to the right of 51°02' and run in a northwesterly direction for a distance of 109.03 feet to the point of beginning, containing 2.01 acres, more or less, except mineral and mining rights, and subject to a power line easement to Alabama Power Company which is recorded in Deed Book 109 at page 59 of the Shelby County Probate Records, an easement to South Central Bell Telephone Company as shown by instrument in Deed Book 258 at page 470 of said Probate Records, and an easement, which Grantor hereby reserves, to maintain the presently existing

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BRADLEY, ARANT, ROSE & WHITE
15TH FLOOR E[redacted]MARX BLDG.
BIRMINGHAM, ALABAMA 35203

2-inch water pipeline which runs along the westerly line of said Dewberry Drive from U. S. Highway 280 to Grantor's building, together with the right to repair and replace said line, either with a line of equal size or with a 4-inch pipe.

Together with a nonexclusive easement for ingress and egress to and from the above described property and U. S. Highway 280, upon, over and across a strip of land known as Dewberry Drive, the center line of which is described as follows:

From the southwest corner of the NW 1/4 of SE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, looking northerly along the west line of said 1/4-1/4 section, turn an angle to the right of 119°08' and run in a southeasterly direction for a distance of 536.00 feet, thence turn an angle to the left of 90° and run in a northeasterly direction for a distance of 996.00 feet to a point on the southwest right-of-way of U. S. Highway #280, thence turn an angle to the left of 90° and run in a northwesterly direction for a distance of 12.90 feet, thence turn an angle to the right of 7°07'30" and run in a northwesterly direction for a distance of 175.55 feet to the point of beginning, thence turn an angle to the left of 100°55'30" and run in a southwesterly direction for a distance of 75.16 feet to the point of beginning of a curve, said curve being concave in a northwesterly direction and having a central angle of 67°25' and a radius of 137.05 feet, thence turn an angle to the right and run along the arc of said curve for a distance of 161.26 feet to the end of said curve, thence run in a southwesterly direction along a line tangent to the end of said curve for a distance of 50.00 feet to the point of beginning of a curve to the left, said curve being concave in a southeasterly direction and having a central angle of 41°05'04" and a radius of 280.52 feet, thence turn an angle to the left and run along the arc of said curve for a distance of 201.15 feet to the end of said curve.

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TO HAVE AND TO HOLD to said Grantee, its successors and assigns, forever, subject to the following covenants and restrictions which shall apply only to the following described part of the property herein conveyed:

Part of the NW 1/4 of SE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of said 1/4-1/4 section, looking in a northerly direction along the west line of said 1/4-1/4 section, turn an angle to the right of 29° 08' and run in a northeasterly direction for a distance of 696.0 feet to the point of beginning, thence continue along last mentioned course for a distance of 150.0 feet; thence turn an angle to the right of 90°53'15" and run

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in a southeasterly direction for a distance of 175 feet; thence turn an angle to the left of 90°53'15" and run in a northeasterly direction for a distance of 175 feet to a point on the southwest right-of-way line of U. S. Highway #280; thence turn an angle to the right of 90°53'15" and run in a southeasterly direction along said southwest right-of-way line for a distance of 134.64 feet to an existing concrete right-of-way monument, thence turn an angle to the right of 4°36'15" and run in a southeasterly direction along said southwest right-of-way line for a distance of 28.61 feet to an existing nail on the edge of Dewberry Drive; thence turn an angle to the right of 88° 40'30" and run in a southwesterly direction for a distance of 137.35 feet to an existing nail in the edge of Dewberry Drive; thence turn an angle to the right of 38°51' and run in a southwesterly direction for a distance of 70.34 feet to an existing nail in the edge of Dewberry Drive; thence turn an angle to the right of 20°09' and run in a westerly direction for a distance of 78.28 feet to an existing nail in the edge of Dewberry Drive; thence turn an angle to the left of 18°48' and run in a southwesterly direction for a distance of 145.47 feet to an existing nail in the edge of Dewberry Drive; thence turn an angle to the right of 51°02' and run in a northwesterly direction for a distance of 109.03 feet to the point of beginning, containing 1.307 acres, more or less.

1. No structure shall be constructed which shall face Dewberry Drive, nor shall said property be used for the wholesale or retail sale of gasoline and oil.

2. Said property may be used only for the following purposes:

(a) Professional office building,

(b) Post office or other public building,

(c) An ice cream parlor and soda dispensing facility,

(d) A "fast-food" type of restaurant which does not sell alcoholic beverages, and

(e) A drug store, or other store selling merchandise at retail.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and 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.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its name and its corporate seal to be hereto affixed and attested by its duly authorized officers on this the 28th day of June, 1979.

ATTEST:

John Ralph Cawthorn
Its Secretary

DEWBERRY REAL ESTATE COMPANY, INC.

By James W. Dewberry
Its President

DEWBERRY REAL ESTATE CORPORATE SEAL

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority in and for said county in said state, hereby certify that James W. Dewberry, whose name as President of DEWBERRY REAL ESTATE COMPANY, INC., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 June, 1979.

Paul H. Kendrick
Notary Public

NOTARY PUBLIC

JUL -2 AM 10:04

Deed tax 155.00
Rec. 6.00
Ind. 1.00
162.00

THIS INSTRUMENT WAS PREPARED BY ROMAINE S. SCOTT, JR.
1500 BROWN MARX BUILDING, BIRMINGHAM, ALABAMA 35203