

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned RACETRAC PETROLEUM, INC., a Georgia corporation, successor in interest to Romaco, Inc. and Quaker Gasoline Stations, Inc. (herein referred to as "Grantor"), in hand paid by ANDREW B. BROWN (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

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Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, thence run North along the West line of said  $\frac{1}{4}$  Section a distance of 507.48 feet to the centerline of the Southern Railway R.O.W.; thence turn an angle of 55 degrees 51 minutes to the right and run along said centerline a distance of 1022.55 feet; thence turn an angle of 12 degrees 13 minutes to the right and run a distance of 203.80 feet; thence turn an angle of 88 degrees 53 minutes to the right and run a distance of 143.10 feet to the point of beginning; thence turn an angle of 20 degrees 41 minutes to the right and run a distance of 97.57 feet to the NW R.O.W. line of State Hwy. No. 25 (Columbiana By-Pass), thence turn an angle of 56 degrees 42 minutes to the right and run along said R.O.W. line a distance of 176.62 feet; thence turn an angle of 104 degrees 42 minutes to the right and run a distance of 108.65 feet; thence turn an angle of 81 degrees 56 minutes to the right and run a distance of 203.97 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and to his heirs and assigns forever.

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantee that it is lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; 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 unto the said Grantee, his heirs and assigns forever, against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor.

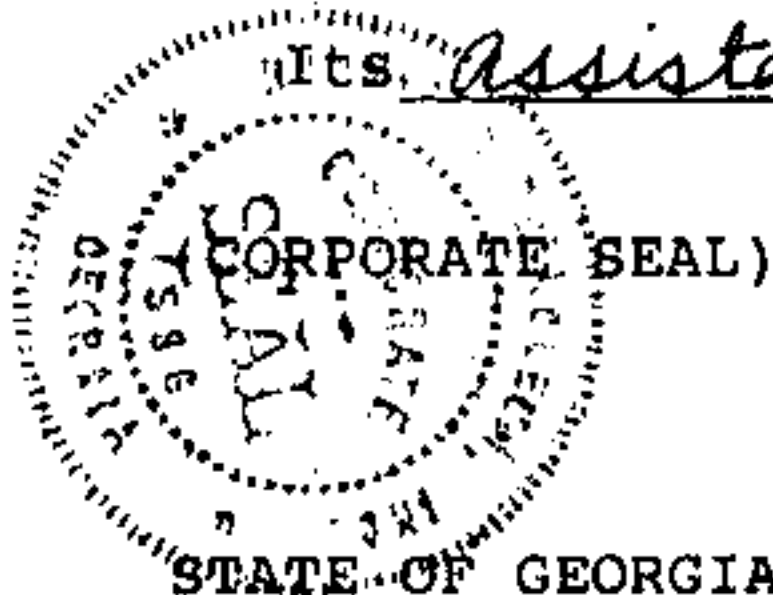
IN WITNESS WHEREOF, the said Grantor has hereto set its  
signature and seal, this the 23<sup>rd</sup> day of April, 1987.

RACETRAC PETROLEUM, INC.,  
a Georgia corporation

By: Carl Bolch, Jr.  
Its Chief Executive Officer

ATTEST:

By: [Signature]  
Its Assistant Secretary



I, the undersigned, a Notary Public in and for the  
County and State aforesaid, do certify that Carl Bolch, Jr.  
, whose name as C.E.O. of Racetrac Petroleum,  
Inc., a Georgia 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 said 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 23<sup>rd</sup> day of  
April, 1987.



Della Hyatt DeLay  
Notary Public  
Notary Public, DeKalb County, Georgia  
My Commission Expires: June 4, 1990

This Instrument Prepared By:  
Kenneth W. Rickert, Esquire  
P.O. Box 105035  
Atlanta, GA 30348

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 MAY -8 PM 12: 18

[Signature]  
JUDGE OF PROBATE

1. Notary Fee	<u>5.00</u>
2. State Fee	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indemnity Fee	<u>11.00</u>
TOTAL	<u>22.00</u>