

This instrument was prepared by

(Name) John H. Brewer, Attorney
200 Office Pk. Dr. - Ste. 216
(Address) Birmingham, Alabama 35223



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

884

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 (\$100.00) ^{\$}320,000 DOLLARS
and other good and valuable considerations
to the undersigned grantor, Dantract, Inc., an Alabama corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Sohio Oil Company, an Ohio corporation
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama

As described in Exhibit "A" attached hereto and incorporated
herein.

LESS & EXCEPT, all coal, iron ore, oil and gas and all other
mineral and mining rights.

The herein described property shall be subject to the require-
ments of the Shelby County Alabama Zoning Ordinance and may
be used only for those purposes as set forth in ARTICLE XV B-1
& B-2 GENERAL BUSINESS DISTRICT, as the same is modified and
attached hereto as Exhibit "B". Said restrictions, conditions,
and limitations shall attach to and be considered covenants to
run with the land. The herein named Grantor, and its successors
and assigns, may institute and prosecute any proceedings at law
or in equity against the person or corporation violating, or
threatening to violate the said restrictions, conditions, and
limitations.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, and its
successors & assigns that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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, and its successors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 11th day of January, 1988

ATTEST:

Dorothy B. Watkins
Assistant Secretary

DANTRACT, INC.

By Charles W. Daniel
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, JOHN H. BREWER

a Notary Public in and for said County, in said State,

hereby certify that CHARLES W. DANIEL

whose name as _____ President of DANTRACT, INC. an ALABAMA corporation, 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, 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 the 11th day of January, 1988

EXHIBIT "A"

DESCRIPTION

Commence at the southwest corner of Section 32, Township 18 South, Range 1 West, Shelby County Alabama; thence run north along the west line of said section for a distance of 1295.37 feet; thence run north 78 degrees 39 minutes 13 seconds east for a distance of 590.18 feet to a concrete monument on the northeasterly right-of-way of U.S. Highway No.280 at station 181+00, said point being the point of beginning; from the point of beginning thus obtained run north 60 degrees 38 minutes 07 seconds east along the northwesterly right-of-way line of U.S. Highway No.280 for a distance of 150.23 feet to a concrete monument on the northwesterly right-of-way line of Alabama Highway No.119 at station 13+24.60; thence run north 21 degrees 09 minutes 07 seconds east along the northwesterly right-of-way line of Alabama Highway No.119 for a distance of 65.85 feet; thence run north 64 degrees 43 minutes 19 seconds west for a distance of 298.82 feet; thence run south 21 degrees 09 minutes 07 seconds west for a distance of 216.54 feet; thence run south 59 degrees 47 minutes 53 seconds east along the northeasterly right-of-way line of U.S. Highway No.280 for a distance of 80.32 feet to a concrete monument at station 180+00; thence run south 80 degrees 42 minutes 35 seconds east along the northeasterly right-of-way line of U.S. Highway No.280 for a distance of 125.89 feet to the point of beginning. Site contains 54,996 square feet or 1.2625 acres.

Jimmy A. Gay
JIMMY A. GAY REG. NO.8759 PRESIDENT
COULTER, GAY, SALMON & MARTIN ENG.CO., INC.



EXHIBIT "B"
Page 1

ARTICLE XV B-2 GENERAL BUSINESS DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article are the regulations in the B-2 General Business District.

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

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- * 1. Any use permitted in the B-1 Local Business District; provided however, that the limitations upon extent of service area shall not apply.
 - 2. ~~Automobiles or trailer display and sales room.~~
 - 3. ~~Public garage.~~
 - 4. ~~Frozen food locker.~~
 - 5. ~~Farm implement display and sales room.~~
 - 6. Hospital or clinic for animals, but not including open kennels.
 - 7. Retail store or shop.
 - 8. ~~Tavern or drive-in restaurant.~~
 - 9. ~~Used car lot.~~
 - 10. A shopping center or facility composed of any one or more of the permitted uses or any combination thereof.
 - 11. Hardware, or building materials sales.
 - 12. Automotive, ~~farm implement or trailer~~ repair or servicing.
 - 13. ~~Carpentry, painting, plumbing, tinsmithing, and electrical shops; provided, that all work on the premises is done within a building, and all materials are stored in a building.~~

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth in the following table shall be observed:

*B-1 is limited to the B-1 Classifications as attached hereto.

EXHIBIT "B"
Page 2

ARTICLE XIV B-1 LOCAL BUSINESS DISTRICT

Section 1. Generally.

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the B-1 Neighborhood Business District.

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

1. ~~Any use permitted in the district and institutional district, except residential use.~~
2. ~~Greenhouse having a retail outlet on the premises.~~
3. Bakery with sale of all bakery products at retail on the premises only; except, that catering services direct to consumer shall be permitted.
4. Barber shop, beauty shop, ~~massage or similar personal service shops.~~
5. Catering shop.
6. Dressmaking and tailoring; provided, that all work is done for individuals, at retail only, and on the premises.
7. Drugstore.
8. Medical or dental office or clinic and other professional or business office.
9. ~~Parking lot and storage or parking garage.~~
10. Restaurant or coffee shop; provided, that the service of food or beverages to patrons waiting in parked automobiles shall not be permitted.
11. ~~Retail store, limited in character and use to that which is of service to the immediate neighborhood only, except for any such use listed for the first time in the B-2 or M-1 districts.~~
12. Service station; except, no pump shall be located within 75 feet of a dwelling district, nor any portion of a structure within 30 feet of a dwelling district.
13. Shoe repairing, repairing of household appliances and bicycles on an individual service call basis, and other uses of a similar character limited in size and nature to those which serve the immediately surrounding neighborhood.
14. Telephone exchange.
15. ~~Utility installation.~~
16. ~~Accessory structures and uses, including signs as regulated in Article XIX.~~
17. ~~Amusement or recreation structure, except drive-in theater or practice golf driving range.~~

BOOK 167 PAGE 466 *mk*

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 14 AM 9:32

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$320.00
2. Mtg Tax	
3. Recording Fee	10.00
4. Indexing Fee	1.00
TOTAL	331.00