

1632

✓ WHEN RECORDED MAIL TO:  
Service Station Holdings Inc.  
Real Estate Department  
200 Public Square  
Cleveland, OH 44114-2375

MAIL TAX STATEMENT TO:  
Service Station Holdings Inc.  
Attention: Property Tax Dept.  
P.O. Box 94563  
Cleveland, OH 44101

#### SPECIAL WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That, BP OIL COMPANY (formerly Sohio Oil Company, formerly BP Oil Inc.), an Ohio Corporation, with its principal office at 200 Public Square, Cleveland, Ohio 44114-2375, Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction of SERVICE STATION HOLDINGS INC., (formerly known as Kennecott Corporation) with its principal office at 200 Public Square, Cleveland, Ohio 44114-2375, Grantee, does grant, bargain, sell and convey unto Grantee and the successors and assigns of Grantee, the premises (hereinafter called the "Premises") described in Exhibit "A" attached hereto and made a part hereof.

Excepting therefrom and reserving unto Grantor, its successors and assigns, all buildings, structures and improvements of any kind (whether or not classified as real property) and all personal property of whatsoever nature located on the Premises.

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to Grantee, and the successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways, and to the conditions and restrictions herein contained.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, and the successors and assigns of Grantee, that at and until the ensealing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has a good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or be attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) taxes and assessments (both general and special), not yet due and payable; (b) building and zoning ordinances, laws, regulations and restrictions applicable to and enforceable against the Premises; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions of record; and (d) any state of facts that an accurate survey and independent inspection of the Premises by Grantee or its agents would disclose.

And Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to Grantee, and the successors and assigns of Grantee, against all lawful claims and demands of all persons claiming by, from, through or under Grantor, except as above noted.

Sohio Oil Company became the successor to BP Oil Inc. by Agreement of Merger dated July 25, 1986 and qualified to transact business in the State of Alabama on July 25, 1986.

Sohio Oil Company changed its name to BP Oil Company by Amendment to its Articles of Incorporation on January 31, 1989.

IN WITNESS WHEREOF, BP OIL COMPANY has hereunto set its hand and corporate seal, by its duly authorized officers, this 30th day of June, 1989.

Signed and Acknowledged  
in the presence of:

Sherry Dean

Anna Stadick

BP OIL COMPANY

By K. F. Shanahan  
K. F. Shanahan, Real Estate and  
Market Development Manager

And M. J. Wright  
M. J. Wright, Assistant Secretary

STATE OF OHIO )  
                          )SS:  
CUYAHOGA COUNTY )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named BP OIL COMPANY by K. F. Shanahan its Real Estate & Market Development Manager and M. J. Wright its Assistant Secretary who are personally known to me and who acknowledged that they did execute the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 30th day of June, 1989.

Lauren J. Siebert

Notary Public

LAUREN J. SIEBERT  
Notary Public, State of Ohio  
Recorded in Cuyahoga County  
My Comm. Expires 10-30-89

This instrument was prepared by:

Patrick Riley, Esq.  
BP OIL COMPANY  
200 Public Square  
Cleveland, Ohio 44114-2375

607A-2  
7/25/89

City of Birmingham

County of Shelby

State of Alabama

Prior Deed Recorded at: Vol. 016 Pg. 999-B

Actual Consideration \$600,000.00

Site No. 24247

Exhibit A

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 degrees 08 minutes 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 925.00 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 degrees 53 minutes 15 seconds 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 degrees 36 minutes 15 seconds 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 degrees 40 minutes 30 seconds and run in a Southwesterly direction for a distance of 137.35 feet to an existing nail on the edge of Dewberry Drive; thence turn an angle to the right of 38 degrees 51 minutes and run in a Southwesterly direction for a distance of 70.34 feet to an existing nail on the edge of Dewberry Drive; thence turn an angle to the right of 20 degrees 09 minutes 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 degrees 48 minutes 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 degrees 02 minutes and run in a Northwesterly direction for a distance of 109.03 feet to the point of beginning. According to the Survey of Laurence D. Weygand, Reg. C.E.-L.S. NO. 10373, dated June 8, 1979.

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

89 DEC 27 AM 8:19

*James H. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax -----	\$ 600.00
2. [unclear] -----	
3. [unclear] -----	7.50
4. [unclear] -----	3.00
5. [unclear] -----	
6. [unclear] -----	1.00
Total -----	\$ 611.50