

1633

✓ 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), 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 ensembling 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 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 Gladick

BP OIL COMPANY

By K. F. Shanahan
K. F. Shanahan, Real Estate &
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. Siebenl
Notary Public

LAUREN J. SIEBENL
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

605A-2
7/25/89

BOOK 271 PAGE 671

City of Birmingham

County of Shelby

State of Alabama

Prior Deed Recorded at: Vol. 167 Pg. 463

Actual Consideration \$455,000.00

Site No. 28887

Exhibit A

28887

Need Parcel #

Commence at the southwest corner of Section 32, To Shelby County Alabama; thence run north along the distance of 1285.37 feet; thence run north 78 degrees a distance of 590.19 feet to a concrete monument on 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 80 degrees 28 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+24.80; 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 55.85 feet; thence run north 84 degrees 43 minutes 19 seconds east for a distance of 298.82 feet; thence run south 21 degrees 09 minutes 07 seconds west for a distance of 215.54 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 54,888 square feet or 1.2625 acres.

1 West,
lon for a
side east for
right-of-way of

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

89 DEC 27 AM 8:20

Thomas J. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 455.00
2. ...	7.50
3. ...	3.00
4. ...	1.00
Total	\$ 466.50

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