COK 271 PAGE 561

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 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 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:

Skeny Dean

Unna Stadick

BP OIL COMPANY

K. F. Shanahan, Real Estate & Market Development Manager

And M. J. Wright, Assistant Secretary

STATE OF OHIO

, ,cc.

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.

Motary Public

Motorial Displaces 10-30-09

My Comm. Expires 10-30-09

This instrument was prepared by:

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

605A-2 7/25/89

City of	Hoover				
County of_	She1by				
State of	Alabama				
Prior Deed	Recorded at:	Vol.	176	Pg.	131
Actual Consideration \$3			00.00		-
Site No. 000	133				

## Exhibit A

Situated in the City of Hoover, County of Shelby, State of Alabama; And

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 2 West, run in an easterly direction along the north line of the NE 1/4 of the NW 1/4 for a distance of 950.19 feet to a point on the southeast right of way of Valleydale Road, said point being the point of beginning; thence continue along last described course for a distance of 383.43. feet; thence turn an angle to the right of 139 degrees 45 minutes 42 seconds and run in a southwesterly direction along the northwesterly line of Lots 6A, 5A & 4A of Wildwood Park as recorded in Map Book 5, Page 78 in the Office of the Judge of Probate Shelby County, Alabama for a distance of 524.20 feet; thence turn an angle to the right of 96 degrees 55 minutes 11 seconds and run in a northwesterly direction for a distance of 271.42 feet to a point on the southeasterly right of way of Vallaydale Road; thence turn an angle to the right of 90 degrees 00 minutes and run in a northeasterly direction along the southeasterly right of way of Valleydale Road for a distance of 34.18 feet to the point of commencement of a curve to the left, said curve having a central angle of 1 degree 37 minutes 32 seconds and a radius of 5844.59 feet; thence run along the arc of said curve in a northeasterly direction along the southeast right of way of Valleydale Road for a distance of 165.82 feet to the point of beginning. Said parcel contains 91,951 square feet or 2.1109 acres.

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

89 DEC 27 AH 8: 15

بالتوريعة مدينه المتعارض المديد المتحريز JUDGE OF FROSATE 7.50 3.00 1.00 1.00