

SEND TAX NOTICES TO:
Moore Oil Co., L.L.C.
P.O. Box 9717
Birmingham, AL 35215

Inst # 1994-00306

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of Eight Hundred Forty Thousand Dollars (\$840,000) cash and other consideration, the receipt and adequacy of which are hereby acknowledged, CHEVRON U.S.A. INC., a Pennsylvania corporation ("Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY, subject to the exceptions set forth hereinbelow, to MOORE OIL CO., L.L.C., an Alabama limited liability company ("Grantee") the real property located in Shelby County, Alabama that is further described in Exhibit A attached hereto, together with all buildings and improvements thereon (the "Property").

Some of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This conveyance and the statutory warranty herein are SUBJECT TO (a) liens for property taxes and assessments that are not due and payable, (b) all matters shown in the public records, and (c) all matters that can be ascertained by a reasonable inspection or survey of the Property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns in fee simple.

AND GRANTOR will warrant and forever defend the right and title to the Property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, GRANTOR has caused the execution of this instrument on January 3, 1994, but to be effective on January 5, 1994.

CHEVRON U.S.A INC.

By:


Name: J.D. Suryan
Title: Assistant Secretary

11548701

01/05/1994-00306
03:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 13.50

Facility No. 53218

EXHIBIT "A"

A parcel of land situated in the Southwest one-quarter of the Northeast one-quarter and the Southeast one-quarter of the Northwest one-quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest one-quarter of the Northeast one-quarter; thence run West along the South line of said quarter-quarter section a distance of 1131.60 feet to the intersection of the Northerly right-of-way line of U. S. Highway #280; thence turn right and run Northeasterly along said right-of-way line of U. S. Highway #280 a distance of 300.00 feet to the point of beginning of said parcel of land; thence continue Northwesterly along said right-of-way line a distance of 215.00 feet measured along the chord of a curve to the right with a radius of 5639.58 feet; thence turn an interior angle of $75^{\circ} 07'$ and run in a Northeasterly direction a distance of 215.00 feet; thence turn an interior angle of $104^{\circ} 53'$ and run in a Southeasterly direction a distance of 215.00 feet; thence turn an interior angle of $75^{\circ} 07'$ and run in a Southwesterly direction a distance of 215.00 feet to the point of beginning.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.D. Suryan, whose name as Assistant Secretary of CHEVRON U.S.A. INC., a Pennsylvania 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this 3rd day of January, 1994.



Kay Rechelle Rucker
NOTARY PUBLIC
My Commission Expires 9-27-94

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston & Johanson P.C.
P. O. Box 370027
Birmingham, AL 35237
(205) 328-4600

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