

SEND TAX NOTICES TO:
Moore Oil Company, Inc.
1800 Center Point Road
Birmingham, AL, 35215

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-Two Thousand Twenty-Five Dollars (\$32,025.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, ARTHUR K. LOWEN, TRUSTEE (hereinafter referred to as "Trustee") and GABE J. TOLAN, a(n) (un)married man (hereinafter referred to as "Beneficiary") (Trustee and Beneficiary, hereby jointly, severally, and collectively referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto MOORE OIL COMPANY, INC., a corporation (herein referred to as "Grantee"), the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[The property being conveyed herein is not the homestead of Grantor, nor of Grantor's spouse (if any)]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE BENEFICIARY does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A" attached hereto, that Grantor has good right to sell and convey the same as aforesaid, and that Beneficiary will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

PROVIDED HOWEVER Trustee enters into this Deed as Trustee only, and specifically disclaims any and all express and implied warranties with respect to the property, and any and all representations regarding the Property. Beneficiary warrants that the Trustee, presently has, and will convey, good and marketable title to the property to Grantee subject only (i) zoning ordinances affecting said property, and (ii) those items shown on Exhibit "A"

ALA-War.ded 5/3/94 4:11pm

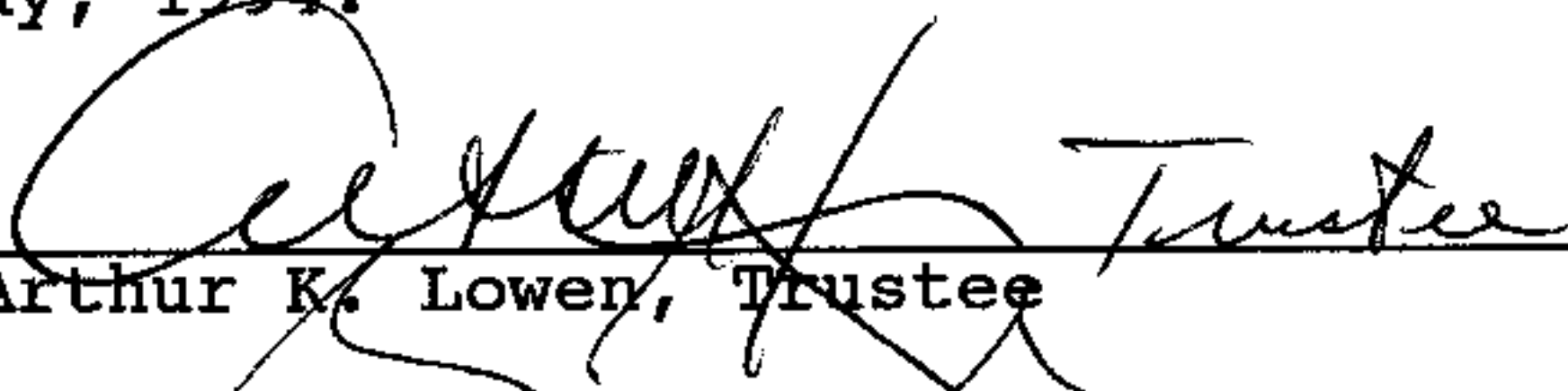
05/24/1994-16662
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 48.50

Engel Hareton

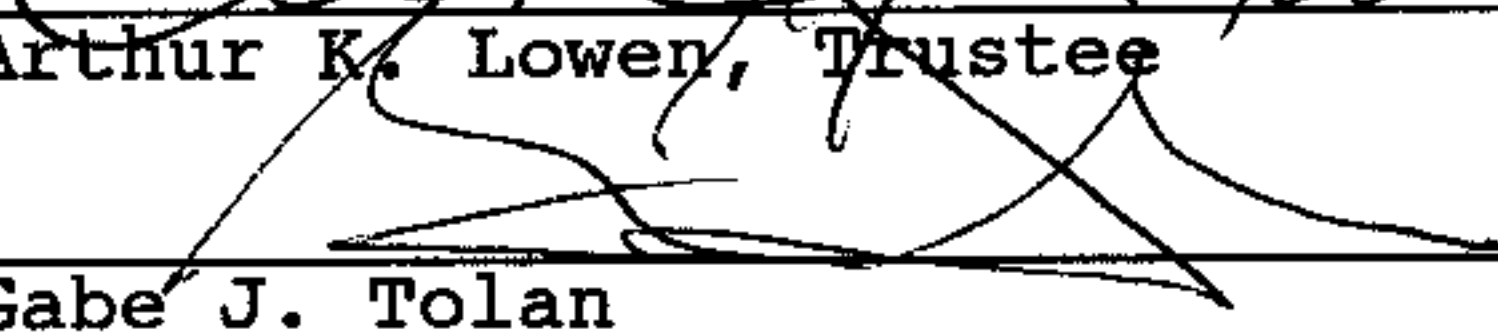
1994-16662

attached hereto.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 12th day of May, 1994.



Arthur K. Lowen, Trustee



Gabe J. Tolan

STATE OF TENNESSEE)
DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur K. Lowen, whose name as Trustee, 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, as such trustee, and with full authority, executed the same voluntarily, as an act of said trust, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 11th day of May, 1994.

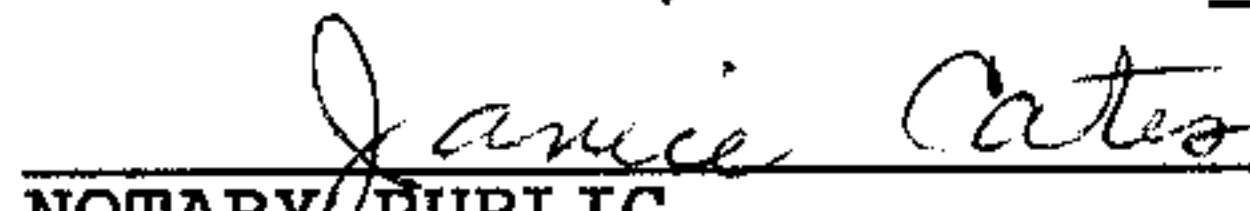


NOTARY PUBLIC
My Commission Expires: 3/23/96

STATE OF TENNESSEE)
DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gabe J. Tolan, whose name 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 this instrument, he executed the same voluntarily.

Given under my hand and official seal, this the 11th day of May, 1994.



NOTARY PUBLIC
My Commission Expires: 3/23/96

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

EXHIBIT "A"

TO

WARRANTY DEED
LIEN AFFIDAVIT
NON-FOREIGN AFFIDAVIT

GRANTORS: ARTHUR K. LOWEN, TRUSTEE, and GABE J. TOLAN

GRANTEE: MOORE OIL COMPANY, INC.

PARCEL I:

Lot 8, in Block A, according to the survey of Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 61 and 69, in the Probate Office of Shelby County, Alabama. EXCEPT that portion sold to James Thompson in the SE corner described as follows: Begin at the SE corner of said Lot 8, in Block A, and run North along East line 90 feet; thence West 60 feet; thence South 90 feet; thence East 60 feet to point of beginning of said exception.

PARCEL II:

Part of Lot 9, in Block A, of Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 61 and 69, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Lot 9, thence North 87° 45' East for 70.21 feet to the point of beginning; thence continue northeasterly along stated course for 53.0 feet to a point on the southwesterly right of way line of U.S. Highway No. 31 and a point on a curve to the right having a radius of 7739.44 feet; thence 140° 26' 24" left to the tangent of said curve and run northwesterly along the arc of said curve for 25.06 feet; thence 39° 44' 44" left from tangent of said curve run South 87° 45' West for 34.17 feet; thence 91° 41' left and run South 03° 56' East for 16.0 feet to point of beginning. Situated in Shelby County, Alabama.

PARCEL III:

Commence at the Northwest corner of Lot 1, Block B of Nickerson's Addition to Alabaster as recorded in Map Book 3, Page 69, in the Office of Judge Probate of Shelby County, Alabama, said point being the point of beginning; thence run East along said Lot 1 property line 58.14 feet; thence 71° 58' 40" right 105.16 feet; thence 108° 01' 20" right 91.06 feet; thence 90° 13' 37" right 100.00 feet to the point of beginning.

SUBJECT TO THOSE ITEMS SHOWN ON THE NEXT PAGE:

EXHIBIT "A" (continued)

SUBJECT TO:

1. Ad Valorem taxes for the year 1994 and subsequent years, which are not yet due and payable.
2. Title to all minerals within and underlying the premises, which are not owned by Grantor, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 60, Page 66; Deed Book 48, Page 617; Deed Book 130, Page 139; Deed Book 210, Page 111; Deed Book 213, Page 285 and 289; Deed Book 179, Page 359; Misc. Book 48, Page 617; Misc. Book 60, Page 66; and Deed Book 181, Page 424.
4. Easements as described or referred to in Real Volume 75, Page 381.
5. Right of Way to Plantation Pipe Line as shown by instrument recorded in Deed Book 252, Page 485.
6. Right of way to State of Alabama, recorded in Deed Book 204, Page 56.

[All recording references, unless otherwise indicated, are to the records of the Judge of Probate of Shelby County, Alabama.]

Inst # 1994-16662

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SHELBY COUNTY JUDGE OF PROBATE
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