

This instrument prepared by:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Coosa Oil Company, L.L.C.
824 Heatherwood Trail
Birmingham, AL 35244

Inst # 1997-22485

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of FIFTY ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$51,750.00) and other good and valuable consideration to the undersigned JOE LAWRENCE TIDMORE, JR., a married man (as to Phase I), BEVERLY JOYCE COFER, a married woman (as to Phase I), JOE L. TIDMORE, a married man (as to Phase II and a ½ interest in Phase III), CHARLES O. TIDMORE, a married man (as to Phase II and a ½ interest in Phase III), BRENDA B. TIDMORE, a married woman (as to a ½ interest in Phase III), and JOYCE W. TIDMORE, a married woman (as to a ½ interest in Phase III) ("Grantors"), in hand paid by COOSA OIL COMPANY, L.L.C. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

LESS AND EXCEPT any part of the Property that may lie within the Right of Way of the L & N Railroad.

The Property is conveyed subject to the following:

- (1) Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable;
- (2) Fire district and library district assessments and other assessments, if any, for the current year and all subsequent years thereafter; and
- (3) Mineral and mining rights not owned by Grantors.

And subject to the foregoing, Grantors will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantors, which claims are based upon matters done or suffered by Grantors subsequent to Grantors' acquisition of the Property and prior to the delivery of this deed to Grantee.

THE PROPERTY WHICH IS THE SUBJECT OF THIS
CONVEYANCE IS NOT THE HOMESTEAD OF GRANTORS OR
GRANTORS' SPOUSES.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns
forever.

07/17/1997-22485
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 71.00

IN WITNESS WHEREOF, Joe Lawrence Tidmore, Jr., Beverly Joyce Cofer, Joe L. Tidmore, Charles O. Tidmore, Brenda B. Tidmore and Joyce W. Tidmore have hereto set their signatures and seals this 15th day of July, 1997.

Joe Lawrence Tidmore Jr.
Joe Lawrence Tidmore, Jr.

Beverly Joyce Cofer
Beverly Joyce Cofer

Joe L. Tidmore
Joe L. Tidmore

Charles O. Tidmore
Charles O. Tidmore

Brenda B. Tidmore
Brenda B. Tidmore

Joyce W. Tidmore
Joyce W. Tidmore

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Lawrence Tidmore, Jr., a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15 day of July, 1997.

Charles O. Tidmore
Notary Public

[SEAL]

My commission expires:
2-20-98

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly Joyce Cofer, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 14 day of July, 1997.

Charles O. Tidmore
Notary Public

[SEAL]

My commission expires:
2-20-98

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe L. Tidmore and wife, Brenda B. Tidmore and Charles O. Tidmore and wife, Joyce W. Tidmore, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15th day of July, 1997.


Notary Public

[SEAL]

My commission expires:
9/27/99

dfyw/43447/BULK PLANT AND OFFICE

Exhibit "A"

Parcel I:

A certain parcel of land situated in the Town of Columbiana, Shelby County, Alabama, described more particularly as follows: Begin at the northwest corner of the lot sold by J. L. Mooney and wife, Jessie A. Mooney to Gulf Refining Company, a corporation by deed dated April 18, 1930, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 91, page 167, running thence in a southerly direction along the West boundary line of said Gulf Refining Company lot 150 feet, thence West 10 feet, thence in a Northerly direction to a point on the southern boundary line of the Columbiana and Calera Highway 55 feet distant from the point of beginning, thence run in an easterly direction along the Southern boundary line of said Calera and Columbiana Highway to the point of beginning, said highway above referred to is known as State Project S-44-B, and said land is situated in Section 26, Township 21, Range 1 West.

Parcel II:

BEGIN at the point where the westerly line of the right-of-way of the Louisville and Nashville Railroad Company intersects the southeasterly line of the State Highway leading from Columbiana to Calera; thence southeasterly along the westerly line of said right-of-way 300 feet; thence at an angle of 59° 16' to the right 149.93 feet; thence northwesterly 300 feet to a point on the southeast line of said State Highway 150 feet (measuring along the arc of said southeast line) southwesterly of the point of beginning; thence northeasterly along the southeast line of said highway 150 feet to the point of beginning.

Parcel III:

An undivided $\frac{1}{4}$ interest in and to the following described property: A lot in the SE $\frac{1}{4}$ of Sec. 26, T-21-S, R-1-W, described as follows: Commence at the intersection of the Western R\W line of the L & N Railroad with the Southeastern line of the Calera-Columbiana Hwy. and run thence Southerly along the Western R\W line of said railroad, a distance of 300.00 feet to the point of beginning; thence continue along the said railroad R\W a distance of 200.00 feet; thence turn an angle of 90° 00' to the right and run a distance of 128.86 feet; thence turn an angle of 90° 00' right and run a distance of 123.24 feet to the Southern most corner of the present Gulf Oil lot; thence turn an angle of 59° 13' to the right and run a distance of 150.00 feet to the point on the Western R\W line of the L & N Railroad, and the point of beginning. Situated in the W $\frac{1}{4}$ of the E $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 26, T-21-S, R-1-W, Huntsville, Meridian, Shelby County, Alabama.

Inst # 1997-22485

07/17/1997-22485
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 71.00