

THIS INSTRUMENT WAS PREPARED BY:
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SEND TAX NOTICE TO:
Mott Oil, Inc.
5299 Southland Circle
Bessemer, Alabama 35023

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

1999-15942
04/14/1999-15942
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

THAT IN CONSIDERATION OF ONE HUNDRED TWENTY THOUSAND EIGHT HUNDRED SEVENTY NINE AND NO/100--(\$120,879.00)--DOLLARS to the undersigned grantors, **POE PROPERTIES, INC., a corporation**, and **HIGHPOINT DEVELOPMENT, INC., a corporation**, (herein referred to as GRANTORS) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **MOTT OIL, INC., a corporation**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Northwest corner of the Southeast quarter-Southeast quarter of said Section 21; thence North 0° 32' 21" East a distance of 114.95 feet to a point on the easterly right of way line of Shelby County Highway #17 (80' right of way); thence leaving said right of way line, South 89° 10' 42" East a distance of 244.89 feet; thence South 0° 49' 18" West a distance 103.00 feet to a point on a curve on the left having a radius of 50.00 feet, a central angle of 59° 59' 40" and subtended by a chord which bears South 29° 10' 32" East a chord distance of 50.00 feet; thence along the arc of said curve a distance of 52.35 feet; thence leaving said curve South 7° 51' 01" West a distance of 37.35 feet; thence North 89° 10' 42" West a distance of 303.87 feet to a point lying on the easterly right of way line of said Shelby County Highway #17; said point also lying on a curve to the right having a radius of 841.47 feet, central angle of 4° 42' 06" and subtended by a chord which bears North 9° 48' 52" East a chord distance of 69.03 feet; thence along the arc of said curve and said right of way line a distance of 69.05 feet; thence leaving said right of way line South 89° 39' 06" East a distance of 28.33 feet to the **POINT OF BEGINNING**. Containing 1.11 acres, more or less.

SUBJECT TO THE FOLLOWING:

1. Taxes due and payable October 1, 1999.
2. Right of ways granted to Shelby County by instrument recorded in deed Book 154, page 384.
3. A 10 foot wide utility easement lying easterly of and adjoining and parallel to the easterly right of way line of Shelby County Highway 17.

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

Corporation Form Warranty Deed
Poe Properties, Inc., and Highpoint Development, Inc.
To Mott Oil, Inc.
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And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals.
this the 13th day of April, 1999.

POE PROPERTIES, INC.

BY: Frank Poe

ITS: PRES.

HIGHPOINT DEVELOPMENT, INC.

BY: Joel W. Mulkin

ITS: President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Poe President of Poe Properties, Inc., a Corporation, and Joel W. Mulkin President of Highpoint Development, Inc., a Corporation, 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 the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporations.

Given under my hand and official seal this 13th day of April, 1999.

Archie W. Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/29/99

SEAL