

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:

THAT IN CONSIDERATION OF THREE HUNDRED FIFTY THREE THOUSAND FORTY AND NO/100--(\$353,040.00)--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 GRANTORS do 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 SOUTH ½ OF THE SE 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, THENCE N 89 DEG 39' 06" W ALONG THE NORTH LINE OF THE SW 1/4-SE 1/4 OF SAID SECTION 21, A DISTANCE OF 28.33' TO A POINT LYING ON THE EASTERLY ROW LINE OF SHELBY COUNTY HWY #17 (80' ROW) SAID POINT ALSO LYING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 841.47', A CENTRAL ANGLE OF 4 DEG 42' 06" AND SUBTENDED BY A CHORD WHICH BEARS S 9 DEG 48' 52" W A CHORD DISTANCE OF 69.03', THENCE ALONG THE ARC OF SAID CURVE AND SAID ROW LINE, A DISTANCE OF 69.05' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE HAVING A RADIUS OF 841.47', A CENTRAL ANGLE OF 33 DEG 18' 51" AND SUBTENDED BY A CHORD WHICH BEARS S 9 DEG 11' 36" E A CHORD DISTANCE OF 482.40'; THENCE ALONG THE ARC OF SAID CURVE AND SAID ROW LINE, A DISTANCE OF 489.26' TO THE END OF SAID CURVE; THENCE S 25 DEG 50' 33" E ALONG SAID ROW LINE A DISTANCE OF 49.36'; THENCE LEAVING SAID ROW LINE, N 64 DEG 09' 27" E A DISTANCE OF 300.10'; THENCE N 28 DEG 28' 41" W A DISTANCE OF 2.23' TO A POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 58, ASHLEY BROOK, AS RECORDED IN MB 22, PG 78 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID ASHLEY BROOK SUBDIVISION, N 24 DEG 46' 01" W A DISTANCE OF 81.56'; THENCE N 17 DEG 57' 58" W ALONG SAID WESTERLY LINE, A DISTANCE OF 74.55'; THENCE N 8 DEG 47' 48" W AND ALONG SAID WESTERLY LINE A DISTANCE OF 111.73'; THENCE N 0 DEG 29' 31" E AND ALONG SAID WESTERLY LINE A DISTANCE OF 55.62'; THENCE N 7 DEG 51' 01" E AND ALONG SAID WESTERLY LINE A DISTANCE OF 73.18'; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID ASHLEY BROOK SUBDIVISION, N 89 DEG 10' 42" W A DISTANCE OF 303.87' TO THE POINT OF BEGINNING. CONTAINING 141,216 SQUARE FEET OR 3.24 ACRES, MORE OR LESS.

Inst # 1999-31779

07/29/1999-31779
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 367.00

Inst # 1999-31779

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, recorded in Instrument # 1999-15940.

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

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 28th day of July, 1999.

POE PROPERTIES, INC.

BY: Frank Poe
FRANK POE
ITS: PRESIDENT

HIGHPOINT DEVELOPMENT, INC.

BY: Joel W. Mulkin
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

Corporation Form Warranty Deed
Poe Properties, Inc., and Highpoint Development, Inc.
To Mott Oil, Inc.
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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 28th day of July, 1999.

A. D. Ogier Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

SEAL

7-29-03

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