

This instrument prepared by:
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TITLE NOT EXAMINED
Send Tax Notice to:
Moore Oil Co., L.L.C.
1800 Center Point Parkway
Birmingham, Alabama 35215

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1999-48744

12/02/1999-48744
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HMG 14.50

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **JAMES D. WADSWORTH**, a single man ("Grantor"), by **MOORE OIL CO., L.L.C.** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-A, according to the survey of Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH THE FOLLOWING:

1. A non-exclusive easement being twenty-four (24) feet in width for ingress and egress to and from the property across Lot 4, Oak Mountain Commerce Place, as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate of Shelby County, Alabama, as such easement is more particularly described as follows:

A strip of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in an Easterly direction along the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1228.08 feet to the intersection with the Westerly right of way line of U.S. Highway 31 South; thence 95 degrees, 55 minutes 44 seconds right in a Southerly direction along said right of way line a distance of 780.00 feet to the Northeast corner of Lot 4, Oak Mountain Commerce Place, recorded in Map Book 18, Page 58, Inst. #1994-11733 in the Office of the Judge of Probate, Shelby County, Alabama; thence 90 degrees right in a Northwesterly direction along the Northerly line

of said Lot 4, a distance of 157.20 feet to the point of beginning and the centerline of a 24 foot Access Easement, said easement lying 12 feet on each side of and perpendicular to said centerline; thence 90 degrees left in a Southwesterly direction, a distance of 163.99 feet to the Southerly line of said Lot 4 and the end of herein described easement.

2. A non-exclusive easement for ingress and egress to the property from U.S. Highway 31 South over and across the strip of land being approximately fifty (50) feet in width and two hundred (200) feet in length which is adjacent to and South of the property.
3. A non-exclusive easement for ingress and egress to the property by means of the easement described in paragraph 1 above from U.S. Highway 31 South over and across the main entrance to Oak Mountain Commence Place Shopping Center which is located adjacent to and directly North of Lot 4, Oak Mountain Commerce Place.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes and assessments first becoming due and payable on October 2000 and subsequent years.
2. Easement shown by recorded plat in Map Book 18, Page 58, including a 24 foot access easement and a 10 foot water line as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-14608 and Inst. #1994-16542 in said Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Inst. #1994-3243 in said Probate Office.
5. Rights of others to use of easements for ingress and egress as set out herein and by Instrument # 1993-40397, Map Book 18, Page 58 and Inst. #1994-16545 in said Probate Office.
6. Other matters of record except monetary encumbrances.
7. Such matters as would be disclosed by a careful physical inspection or accurate survey of the premises conveyed.
8. Mineral and mining rights not owned by Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the 30th day of November, 1999, but as of the 1st day of December, 1999.

James D. Wadsworth [Seal]
James D. Wadsworth

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that James D. Wadsworth, a single man, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 1999.

Michael K. Stearns
Notary Public

[NOTARIAL SEAL]

My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 12, 2002
BONDED BY NOTARY PUBLIC ID # 1000000000

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