

Send Tax Notice To: McCullough Snappy Service Oil Co., Inc.
P. O. Box 579
Fultondale, Alabama 35068

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FIVE HUNDRED NINETY-TWO THOUSAND THREE HUNDRED EIGHT AND 00/100 (\$ 592,308.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto McCULLOUGH SNAPPY SERVICE OIL CO., INC., a Delaware corporation, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN FOR A FULL DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

Subject to: 1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable. 2. Any loss, claim, damage or expense, if any, due to the fact that ad valorem taxes for the subject property have been paid under a current use assessment. 3. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 92, Page 437; Deed Book 107, Page 533 and Deed Book 337, Page 525 in Probate Office. 4. Easement to City of Pelham as shown by instrument recorded in Deed Book 337, Page 525 in Probate Office. 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303, Page 226 in Probate Office. 6. Right-of-Way for 4-lane Birmingham Montgomery Highway as shown by Petition for Condemnation as shown by Final Record 16-65. 7. Less and except any portion lying within road right of way.

THE PROPERTY HEREIN CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

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

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

07/21/2000-24548
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 C31 606.00

Inst # 2000-24548

Caliber Title, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
19th day of October, 1999.



Sherman Holland, Jr. (SEAL)

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Sherman Holland, Jr., 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 the conveyance, he executed the same voluntarily, on
the day the same bears date.

Given under my hand and official seal this 19th day of
October, 1999.



Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of said Section 24; thence South 2 deg. 05 min. 11 sec. East along the West line of said 1/4 Section a distance of 1,330.16 feet; thence North 89 deg. 44 min. 27 sec. East a distance of 198.84 feet to a point lying on the Easterly right of way line of CSX Railroad (100 foot right of way), said point being the point of beginning; thence South 1 deg. 36 min. 18 sec. East along said right of way line a distance of 301.26 feet to a point, said point being the beginning of a curve to the left having a central angle of 1 deg. 51 min. 22 sec., a radius of 1,321.20 feet and subtended by a chord which bears North 83 deg. 59 min. 08 sec. East a chord distance of 42.80 feet; thence along said curve and leaving said right of way line a distance of 42.80 feet to the end of said curve and the beginning of a compound curve to the left having a central angle of 1 deg. 11 min. 19 sec., a radius of 11,267.08 feet and subtended by a chord which bears North 82 deg. 27 min. 47 sec. East a chord distance of 233.75 feet; thence along said curve a distance of 233.75 feet to a point, said point lying on the Westerly right of way line of U. S. Highway No. 31 (200 foot right of way), said point also being on a curve to the right having a central angle of 6 deg. 33 min. 18 sec., a radius of 2,372.53 feet and subtended by a chord which bears North 9 deg. 59 min. 59 sec. West a chord distance of 271.29 feet; thence along said curve and said right of way line a distance of 271.44 feet; thence South 89 deg. 44 min. 27 sec. West and leaving said right of way line a distance of 235.63 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-24548

07/21/2000-24548
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 606.00