

*Prepared without benefit of current survey.
Attorney makes no certification as to legal description or title.*

Send Tax Notice To:
Jerry W. Huff
4058 Greystone Drive
Birmingham, AL 35242

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Value for deed tax purposes: \$444,800.00

Inst # 2002-17268

04/12/2002-17268
03:49 PM CFRTJFJEN
SHELBY COUNTY JUDGE OF PROBATE
003 MSP 18.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Ten Dollars and 00/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jerry's Kwik Shop of Columbiana, Inc., a corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Jerry W. Huff, a married man** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to current taxes, existing easements, restrictions, set-back lines, rights of ways, limitations, if any, and mineral and mining rights of record, including, but not limited to:

1. Transmission line permit to Alabama Power Company recorded in Deed Book 119, page 108.
2. Public Road right of way conveyed to Shelby County and to the State of Alabama recorded in Deed Book 161, page 39 and Deed Book 236, page 744.
3. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.

NOTE: All of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the

property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor except as set out herein.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 11th day of APRIL, 2002.

JERRY'S KWIK SHOP OF COLUMBIANA, INC., a corporation

By: Jerry W. Huff
Its: President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry W. Huff whose name as PRESIDENT of Jerry's Kwik Shop, Inc., a corporation, 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, with full authority, executed the same voluntarily on the day the same bears date as the act of said corporation.

Given under my hand and official seal, this the 11th day of APRIL, 2002²⁰⁰³

[Signature]
Notary Public
My Commission Expires: 5/21/03



FIDELITY & SECURITY
INSURANCE COMPANY

File No. 22-32836F

LEGAL DESCRIPTION

PARCEL II

Commence at the Northwest corner of the NE 1/4 of the NW 1/4, Section 26, Township 21 South, Range 1 West; thence run South 39° 01' East a distance of 1067.56 feet; thence turn an angle of 81° 25' 30" to the left and run a distance of 285.00 feet to the point of beginning; thence continue in the same direction a distance of 290.35 feet to the Northwest right-of-way of Alabama Highway No. 25; thence turn an angle of 121° 05' to the right and run along said highway right of way a distance of 149.00 feet to Highway 25 Station 172+88; thence turn an angle of 30° 18' to the right and continue along said highway right of way a distance of 172.88 feet to Highway 70 Station 567+131.51; thence turn an angle of 30° 17' 15" to the right to the tangent of a right of way curve and run along said right of way curve (whose Delta Angle is 0° 53' 13" to the left, Radius is 2834.53 feet, Tangent is 22.40 feet, Length of Arc is 44.81 feet); thence turn an angle of 84° 36' 45" to the right from the Tangent of said curve and run a distance of 210.12 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Town of Columbiana, Alabama.

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