

This instrument was prepared by:
Bruce L. Gordon
Gordon, Gibbons & Peacock, L.L.C.
2450 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:
Pinson Texaco, L.L.C.
1101 2st Street South
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) to the undersigned Grantor, Higginbotham Oil Company, Inc. , a corporation (hereinafter referred to as GRANTOR), 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 PINSON TEXACO, L.L.C. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

(1) Taxes and assessments for the year 2002, and subsequent years, which are not yet due and payable;

(2) Transmission line permit to Alabama Power Company, as recorded in Deed Book 130, page 139, Deed Book 48, page 617 and Deed Book 60, page 66, in the Probate Office of Shelby County, Alabama.

(3) Coal, oil, gas and other mineral interest in, to or under the land herein described.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Burnie A. Higginbotham, Jr.**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September, 2002.

Higginbotham Oil Company, Inc.

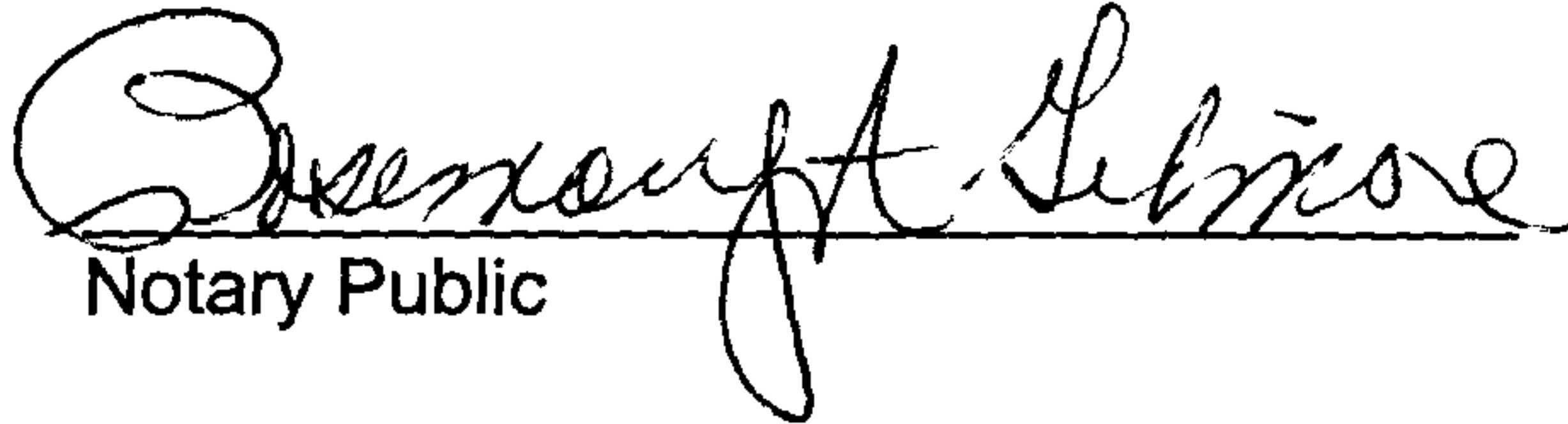
By: 
Its: President

✓
Timothy D. Davis
Sirote + Permutt P.C.
2311 Highland Ave South
B'ham AL 35205

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Burnie A. Higginbotham, Jr., whose name as President of Higginbotham Oil Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17th day of September, 2002.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 10, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20020918000449440 Pg 3/3 87.00
Shelby Cnty Judge of Probate, AL
09/18/2002 10:50:00 FILED/CERTIFIED

EXHIBIT "A"

Part of Lots 23 and 24, Block A, according to the survey of Nickerson's Addition to Alabaster, map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, page 69, being more particularly described as follows:

Begin at the Southeast corner of said Lot 24; thence run Westerly along the South line of said lot 24 for 41.12 ft. to a point on the Northerly right of way line of Interstate Highway No. 65; thence to the right with an interior angle of 154 deg. 43 min. 30 sec. and run Northwesterly along said Northerly right of way line of Interstate Highway No. 65 for 116.82 feet to a point on the Northeasterly right of way line of U. S. Highway No. 31; thence to the right with an interior angle of 161 deg. 50 min. 30 sec. and continue Northwesterly along said Northeasterly right of way line of U. S. Highway No. 31 for 42.00 feet; thence to the right with an interior angle of 90 deg. 00 min. 00 sec. and run Northeasterly for 244.80 feet to a point on the East line of said Lot 24; thence to the right with an interior angle of 45 deg. 26 min. 00 sec. and run southerly along said East line of lot 24 for 256.68 feet to the point of beginning.