

THIS INSTRUMENT PREPARED BY
MICHAEL J. CARTEE
CARTEE AND LLOYD, ATTORNEYS AT LAW,
2210-8th Street Suite B,
TUSCALOOSA, ALABAMA, 35401

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to the undersigned, by **Armstrong Oil Company, Incorporated, an Alabama corporation**, the receipt of which is hereby acknowledged, the undersigned grantor, **AAAlabaster, LLC, an Alabama limited liability company**, has this day bargained and sold and by these presents do hereby grant, bargain, sell and convey unto **Armstrong Oil Company, Incorporated, an Alabama corporation**, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly described as follows:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at an iron pin found, purported to be the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 2, Township 21 South, Range 3 West; thence with a right interior angle of 33 degrees 07 minutes 45 seconds from a point South on the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 2, proceed in a Southwesterly direction 267.18 feet to an iron pin found, said point being the point of beginning of said parcel; thence continue in a Southwesterly direction along said previous course 72.81 feet to an iron pin found; thence with a left interior angle of 89 degrees 58 minutes 47 seconds proceed in a Northwesterly direction 459.81 feet to an iron pin set on the Easterly right of way of 4th Place Southwest; thence with a left interior angle of 89 degrees 59 minutes 30 seconds proceed in a Northeasterly direction along said right of way 83.02 feet to a cross set in a concrete curb, said point being on a curve to the left, said curve having a central (delta) angle of 16 degrees 53 minutes 50 seconds, a radius of 163.50 feet and an arc length of 48.22 feet; thence with a left interior angle of 134 degrees 54 minutes 48 seconds to tangent of said curve, and leaving said right of way, proceed in a Northwesterly direction, along the arc of said curve 48.22 feet to the end of said curve and a cross set in a concrete curb; thence proceed in a Northeasterly direction, tangent to the last curve, 84.45 feet to an iron pin set; thence with a left interior angle of 88 degrees 01 minutes 18 seconds, proceed in a Southeasterly direction 245.07 feet to an iron pin set; thence with a left interior angle of 210 degrees 10 minutes 34 seconds, proceed in a Southeasterly direction, 179.34 feet to the point of beginning of said parcel.

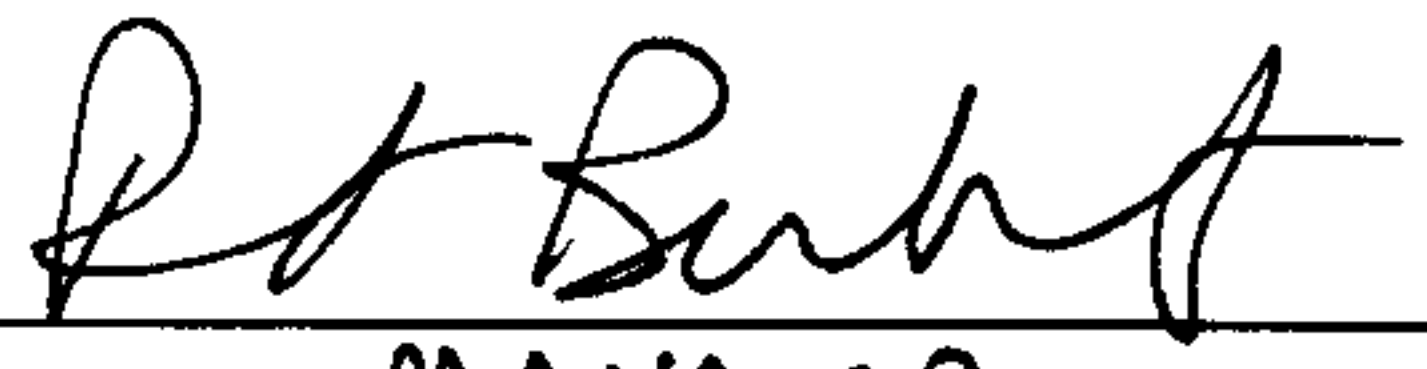
The Grantee herein has agreed and by the acceptance of this deed, confirms its agreement to assume and pay the balance of that certain mortgage executed to Protective Life Insurance Company, as recorded in Instrument Number 2002-05720 together with Assignment of Rents and Leases recorded in Instrument Number 2002-05721, in the Probate Office of Shelby County, Alabama, and further binds itself under the terms and conditions of said mortgage.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD the said tract or parcel of land unto the said Armstrong Oil Company, Incorporated, an Alabama corporation, its successors and assigns forever.

IN WITNESS WHEREOF the said Grantor, AAAlabaster, LLC, an Alabama limited liability company by its Manager, Robert W. Buchalter who is authorized to execute this conveyance, has hereunto set its hand and seal this the 27th day of December, 2002.

AAALABASTER, LLC
an Alabama limited liability company

By: 
Its: MANAGER

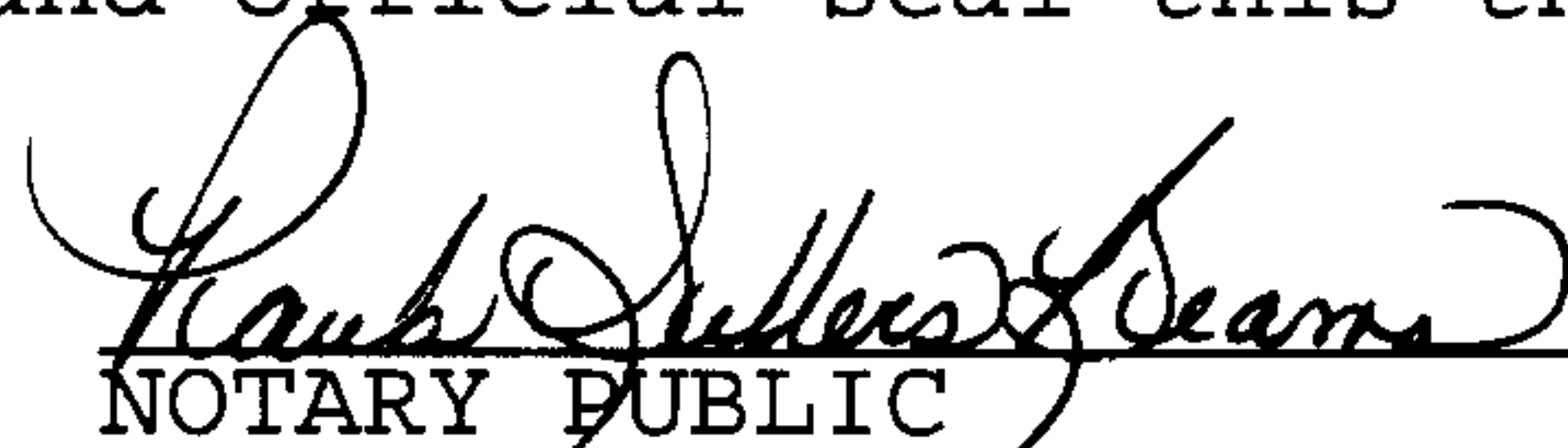
STATE OF ALABAMA

CORPORATE ACKNOWLEDGEMENT

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Robert W. Buchalter whose name as Manager of AAAlabaster, LLC, an Alabama limited liability company 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 Manager and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 27th day of December, 2002.


NOTARY PUBLIC

My commission expires: (Affix Seal)

12/11/06