

STATE OF ALABAMA)

SHELBY COUNTY)

960,000.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Calera Properties, L.L.C., an Alabama limited liability company (hereinafter referred to as the "Grantee") to McCullough Snappy Service Oil Co., Inc., a Delaware corporation (hereinafter referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 1, of the Amended Plat of Final Plat, McCullough Oil Company's Resurvey of Parts of Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 and 16, Block 194 of Dunstan's Map of Calera, as recorded in Map Book 31, Page 9, as recorded in Map Book 31, Page 27 in the Probate Office of Shelby County, Alabama.

It is expressly understood and agreed that this deed is made subject to the following matters:

1. Taxes and assessments for the current year and subsequent years that are not yet due and payable.
2. Right of way recorded in Book 21, page 1 and Instrument 1992-23768 in the Probate Office of Shelby County, Alabama
3. Rights of ways and easements for utilities as reserved in Resolution No. R-2001-23 and recorded in Instrument 2002-45669 in the Probate Office of Shelby County, Alabama

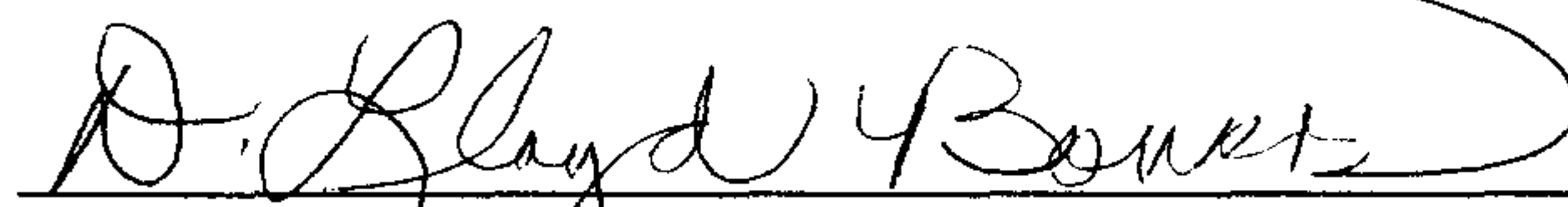
TO HAVE AND TO HOLD unto the Grantee, and the Grantee's heirs and assigns, forever.

This deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

Deed tax is being paid by the mortgage.

IN WITNESS WHEREOF, the undersigned Grantor has executed this deed on the
13 day of November, 2003.

MCCULLOUGH SNAPPY SERVICE OIL CO., INC., a
Delaware corporation

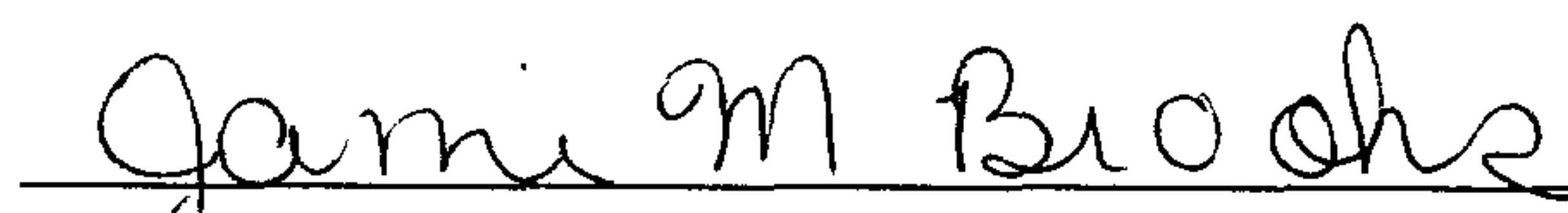


D. Lloyd Bowers, its President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State,
hereby certify that D. Lloyd Bowers, whose name as President of McCullough Snappy Service
Co., Inc., a Delaware 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 said
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 13 day of November, 2003.


Notary Public

[AFFIX SEAL]

My Commission Expires: 11-13-03

This instrument prepared by:
C. Stephen Alexander
C. Stephen Alexander, P.C.
2401 Arlington Avenue
Birmingham, AL 35205

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00802751.1

CERTIFICATE OF
DEBTOR'S
LEGAL NAME AND LOCATION

(For Organizations)

I, the undersigned authorized representative of McCullough Snappy Service Oil Co., Inc., a Delaware corporation (the "Debtor"), am duly authorized to execute and deliver this certificate, and I hereby certify to AmSouth Bank as follows:

1. The Debtor's name as listed in its organizational documents is: McCullough Snappy Service Oil Co., Inc.
2. The state listed in the Debtor's organizational documents as the state where Debtor was organized and the state where the Debtor's organizational documents are filed is: Delaware.
3. If the Debtor is not registered (the Debtor's organizational documents are not filed with a state), the state where the Debtor's chief executive office is located is:
ALABAMA.
4. The attached copies of the Debtor's organizational documents are true and correct copies on and as of the date hereof and have not been modified or amended except to the extent, if any, reflected in the attached, and, if applicable, such organizational documents are on file with the state named in paragraph 2 above.

(For Individuals)

I, the undersigned (the "Debtor") hereby certify to AmSouth Bank as follows:

1. My correct legal name as listed in my driver's license (or other form of identification), a copy of which is attached to this certificate, is:
2. My principal residence is in the state of:
3. The attached copy of my form of identification, is a true and correct copy thereof on and as of the date hereof.

MCCULLOUGH SNAPPY SERVICE OIL
CO., INC., a Delaware corporation

By: D. Lloyd Bonner

Its: President