

Prepared by: Margot J. Wickman, Esq.
Kutak Rock LLP
1650 Farnam Street
Omaha, NE 68102-2186

SEND TAX NOTICE TO: Mr. David Morgan
Murphy Oil Corporation
200 Peach Street
P. O. Box 7000
El Dorado, AR 71731

Return to: John A. Moore, Esq.
Murphy Oil Corporation
200 Peach Street
P. O. Box 7000
El Dorado, AR 71731

Grantee name and address: Murphy Oil USA, Inc.
200 Peach Street
P.O. Box 7000
El Dorado, AR 71731

\$ _____ Excise Tax

_____ Parcel ID No.

Pelham, Alabama
WM Store # 5262
Murphy Store # 7051

STATE OF ALABAMA)

:

SPECIAL WARRANTY DEED

SHELBY COUNTY)

THIS DEED, made as of the 29th day of January, 2008, by and between **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, having its principal place of business at: 702 S.W. 8th Street, Bentonville, Arkansas 72716, hereinafter called "**Grantor**"; and **MURPHY OIL USA, INC.**, a Delaware corporation, whose mailing address is: 200 Peach Street, El Dorado, Arkansas 71730, hereinafter called "**Grantee**"; wherever used, the terms "Grantor" and "Grantee" include the singular or plural, as the context requires, and the respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations and partnerships.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain and sell, remise, release, convey, transfer and confirm to the Grantee in fee simple forever, that certain tract or parcel of land more particularly described in Exhibit "A" attached hereto (the "Property") and by this reference incorporated herein, subject to those matters listed on Schedule B-2 attached hereto and made a part hereof.

Shelby County, AL 02/27/2008
State of Alabama

Deed Tax: \$456.50

TOGETHER with all improvements located thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and every right, title or interest, legal or equitable, of the Grantor of, in and to the same and in and to any and all roads, alleys and ways bounding the Property.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple, forever; and the said Grantor hereby warrants the title to said Property, and will forever defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year first above set out.

**WAL-MART REAL ESTATE BUSINESS
TRUST, a Delaware statutory trust**

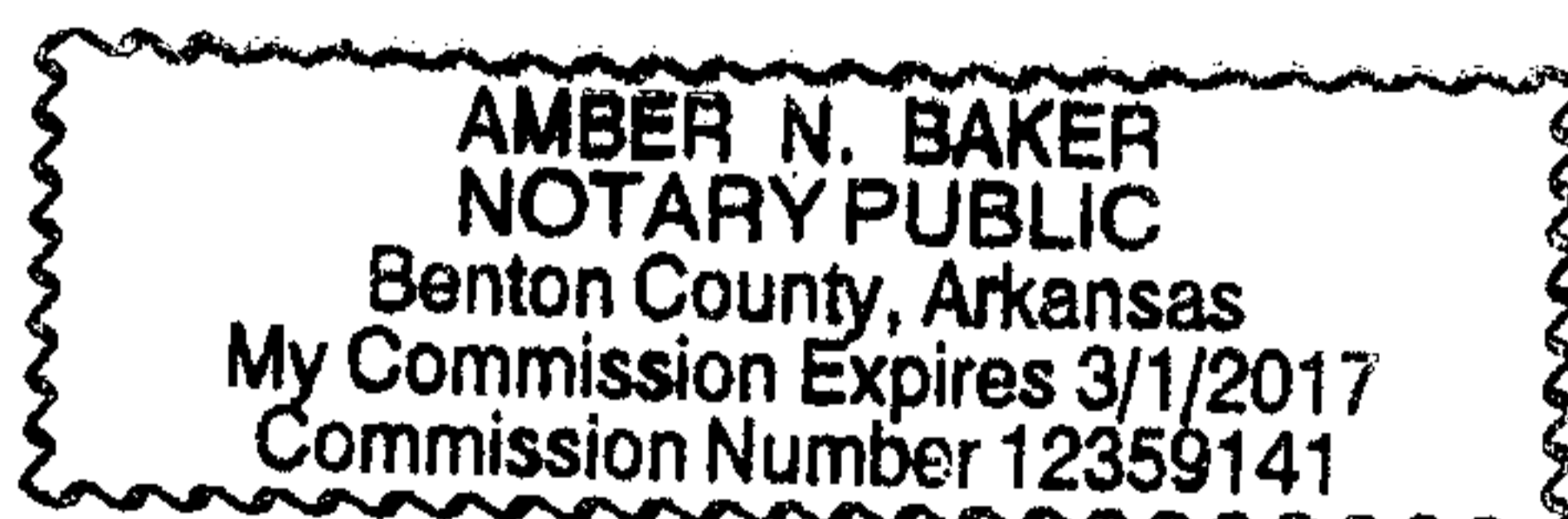
By: Roy Covert
Director of Fueling Station
Development

CORPORATE ACKNOWLEDGEMENT

STATE OF ARKANSAS }
COUNTY OF BENTON }

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Roy Covert, whose name as Director of Fueling Station Development of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Special Warranty Deed, he, in his capacity as such Director of Fueling Station Development and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand this 22nd day of January, 2008.



(AFFIX NOTARY SEAL)

Amber N. Baker
Notary Public
My commission expires: 3/1/2017

EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY

0.642 Acres
Pelham, Alabama
Wal-Mart Store # 5262
Murphy Oil # 7051

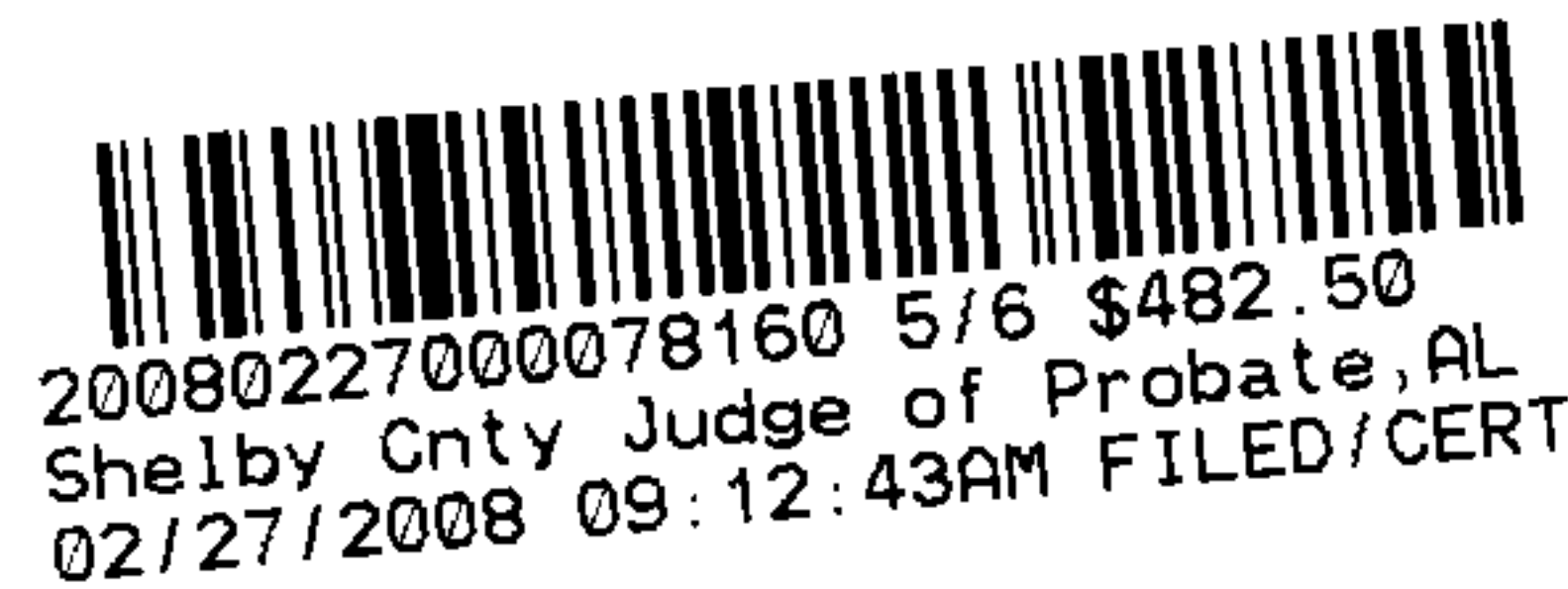
Lot 2, of Wal-Mart Subdivision, as the same appears of record in Plat Book 39, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama

The above described property is also described as follows:

Being all that Tract or Parcel of land lying and being in the Southwest Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and Being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West, thence S86°17'39"E, a distance of 447.14 feet to an iron rod (found); thence S00°31'50"W, a distance of 1,218.99 feet to an iron rod (found); thence S86°49'57"E, a distance 10.80 feet to an iron rod (found); thence S00°16'43"W, a distance of 102.87 feet to an iron rod (found); thence S47°21'35"W, a distance of 219.39 feet to an iron rod (found); thence N44°19'48"W, a distance of 42.03 feet to an iron rod (found); thence N38°51'38"W, a distance of 115.77 feet to an iron rod (found); thence N51°42'37"W, a distance of 89.72 feet to an iron rod (found); thence S69°39'29"W, a distance of 182.00 feet to an iron rod (found); said iron rod being on the Northeasterly right-of-way of U.S. Highway 31; thence along said right-of-way; N34°00'30"W, a distance of 142.58 feet to an iron rod (found); thence N24°03'20"W, a distance of 133.53 feet to an iron rod (found); thence N34°11'03"W, a distance of 167.60 feet to an iron rod (found); thence leaving said right-of-way; N55°48'57"E, a distance of 19.37 feet to an iron rod (found); said iron rod being The True Point of Beginning. With the True Point of Beginning being established; thence N43°34'03"W, a distance of 27.87 feet to an iron rod (found); thence N00°00'00"W, a distance of 196.80 feet to an iron rod (found); thence N90°00'00"E, a distance of 129.83 feet to a P.K. Nail (found); thence S00°00'00"E, a distance of 217.00 feet to a P.K. Nail (found); thence S90°00'00"W, a distance of 110.62 feet to The True Point of Beginning.

Containing and Area of 27,979.67+/- Sq.Ft. or 0.642 Acres



Pelham, AL
WM # 5262
Murphy # 7051

**PROFORMA
OWNERS POLICY**

Issued by

STEWART TITLE GUARANTY COMPANY

SCHEDULE B

Agent's File No: 47753-28
NTS File No. 07030229

Policy Number: **PROFORMA**

This policy does not insure against loss or damage by reason of the following:

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on, and under subject property.
2. Ad valorem taxes for 2008 which became a lien on October 1, 2007, but are not due or payable until October 1, 2008.
3. No insurance is afforded as to the amount of acreage or square footage described herein.
4. Rights of others to use the easement as set out in deeds as shown by instrument(s) recorded in Book 272, page 52, Book 272, page 53, Book 142, Page 36, Book 300, Page 78 and Instrument 1995-37316 in the Probate Office of Shelby County, Alabama, and as shown on plat recorded at Plat Book 39, Page 76, and on survey prepared by Michael Shane Loyd, Registered Land Surveyor No. 25859, dated November 1, 2007, as last revised.
5. Utilities Easement Agreement by and between Alabama Power Company and Wal-Mart Real Estate Business Trust, as shown by instrument recorded in 20031001000661090 in the Probate Office of Shelby County, Alabama, and as shown on survey prepared by Michael Shane Loyd, Registered Land Surveyor No. 25859, dated November 1, 2007, as last revised.
6. Restrictions, easements and setback lines as shown on plat recorded in Plat Book 39, Page 76, in the Probate Office of Shelby County, Alabama.
7. Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and Murphy Oil USA, Inc. to be recorded contemporaneously with Special Warranty Deed of even date therewith, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Declaration of Environmental Release between Wal-Mart Real Estate Business Trust and Murphy Oil USA, Inc. to be recorded contemporaneously with Special Warranty Deed of even date therewith, in the Office of the Judge of Probate of Shelby County, Alabama.
9. All such matters as shown on that certain survey of the Property prepared by Michael Shane Loyd, Registered Land Surveyor No. 25859, dated November 1, 2007, as last revised and designated as Drawing No. 07181E.

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20080227000078160 6/6 \$482.50
Shelby Cnty Judge of Probate, AL
02/27/2008 09:12:43AM FILED/CERT

Pelham, AL
WM # 5262
Murphy # 7051

Note: As of Date of Policy, the following endorsements are attached to and incorporated by reference into this Policy:

Utility Facility	Alta 8.1 (Environmental)
Alta 3.1-06 Zoning	Mineral Rights
Alta 9.2-06 Comprehensive)	Subdivision
Alta 17.1-06 (Indirect Access and Entry)	Survey
Alta 18-06 (Single Tax Parcel - To be issued once separate tax parcel is assigned to Lot 2)	
Future Insurance	