

This instrument was prepared by Harrison and Conwill, Attorneys at Law
Columbiana, Alabama 35051

CORPORATION FORM WARRANTY DEED

5196

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Five Thousand and no/100 Dollars and other good and valuable consideration to the undersigned grantor, Armstrong's Shelby Industries, Inc., a corporation, in hand paid by Habco Rentals, Inc. the receipt of which is hereby acknowledged, the said Armstrong's Shelby Industries, Inc. does by these presents, grant, bargain, sell and convey unto the said Habco Rentals, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, run South along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 52.9 feet; thence 87 deg. 31 min. left for a distance of 159.46 feet; thence 79 deg. 17 min. right for a distance of 50.0 feet; thence 1 deg. 32 min. right for a distance of 59.8 feet; thence 2 deg. 00 min. right for a distance of 40.3 feet; thence 89 deg. 31 min. left for a distance of 100.0 feet; thence 89 deg. 11 min. right for a distance of 100.0 feet to the point of beginning; thence continue along the last described course for a distance of 294.59 feet to the centerline of Peavine Creek; thence Westerly along said Creek centerline 130 feet more or less to Easterly right of way line of Louisville and Nashville Railroad; thence Northerly 274 feet more or less along said right of way line; thence Easterly 100.0 feet to the point of beginning. Containing 0.8 acres.

Also, beginning at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, run South along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 52.9 feet; thence 87 deg. 31 min. left for a distance of 159.46 feet; thence 79 deg. 17 min. right for a distance of 50.00 feet; thence 1 deg. 32 min. right for a distance of 59.8 feet; thence 2 deg. 00 min. right for a distance of 40.3 feet; thence 89 deg. 31 min. left for a distance of 200.0 feet; thence 40 deg. 23 min. left for a distance of 79.59 feet to the point of beginning; thence continue along last described course for a distance of 69.20 feet; thence 92 deg. 04 min. right for a distance of 411.65 feet to a point on the Westerly right of way line of U. S. Highway 31; thence 56 deg. 10 min. right along said right of way line for a distance of 139 feet more or less to the centerline of Peavine Creek; thence run South-westerly along said Creek centerline 271 feet more or less; thence Northerly 458.85 feet to the point of beginning. Contains 2.4 acres.

Subject to easement to Alabama Power Company, South Central Bell Telephone and Telegraph Co., Colonial Pipe Line Company.

~~Also, this land is subject to the restrictions of Armstrong's Industrial Park.~~

TO HAVE AND TO HOLD, To the said Habco Rentals, Inc., its successors and assigns forever.

And said Armstrong's Shelby Industries, Inc. does for itself, its successors and assigns, covenant with said Habco Rentals, Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all

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Shelby Cnty Judge of Probate, AL
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encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Habco Rentals, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Armstrong's Shelby Industries, Inc., by its President, A. L. Armstrong, who is authorized to execute this conveyance, has hereto hereto set its signature and seal, this the 21st day of August, 1973.

ATTEST:

Merle A. Armstrong
Secretary

ARMSTRONG'S SHELBY INDUSTRIES, INC.
BY A. L. Armstrong
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that A. L. Armstrong, whose name as President of Armstrong's Shelby Industries, 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 21st day of August, 1973.

Martha B. Joiner
Notary Public



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Shelby Cnty Judge of Probate, AL
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CLERK OF SHELBY CO.
RECORDS & DEEDS
INSTRUMENT WAS FILED
1973 AUG 22 AM 9:16
Rec'd Aug 5:00
U.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE