

Gene M. Sellers
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1512 First National-So. Natural Bldg.
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
12/19/1978 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One and No/100 (\$1.00) Dollar and other good and valuable consideration, to the undersigned Grantor, Osborn Enterprises, Inc., a corporation, in hand paid by Grantee, Daniel International Corporation, a corporation, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to the said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Mountain Ridge Estates, First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

1. Taxes due in the year 1979, a lien not yet payable.
2. 50 foot building set back line and easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Vol. 28, page 232, which contain no reversionary clause.
4. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
5. Agreements and easements to Alabama Power Company in Misc. Vol. 28, page 272.
6. Restrictive covenants as to underground cables in Misc. Vol. 28, page 277, which contain no reversionary clause.
7. Easements to Alabama Power Company in Deed Book 316, page 470.
8. Mineral and mining rights and rights incident thereto excepted in Deed Book 5, page 353.

TO HAVE AND TO HOLD, To the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Gary S. Osborn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of December, 1978.

ATTEST:

Kenneth M. Osborn
Kenneth M. Osborn (Vice-President)

OSBORN ENTERPRISES, INC.

By Gary S. Osborn
Gary S. Osborn (President)

STATE OF ALABAMA
AT LARGE.

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Gary S. Osborn, whose name as President of Osborn Enterprises, 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 seal this the 11th day of December, 1978.

Gene M. Sellers
Notary Public

BOOK 316 PAGE 934

NOTARY PUBLIC
ALABAMA

Deed 50
Rec. 1.50
Ind. 1.00
3.00