

(Name) George M. Taylor, III, Thomas, Taliaferro, Forman, Burr & Murray

(Address) 1500 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Five Thousand and No/100 Dollars (\$345,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Welch Enterprises, an Alabama partnership, by and through W. L. Welch and L. B. Welch, its only partners,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Southeastern Food Merchandisers, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Subject to the following liens and encumbrances and no others:

Right of way to Alabama Power Company as recorded in Volume 76, page 307; Volume 169, page 19 and Volume 182, page 56 in the Probate Office of Shelby County, Alabama.

Permit to South Central Bell as recorded in Volume 285, page 183 in said Probate Office.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of August, 1983.

WELCH ENTERPRISES,
an Alabama partnership

W. L. Welch

L. B. Welch

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, George M. Taylor, III, a Notary Public in and for said County, in said State, hereby certify that W. L. Welch and L. B. Welch, the only partners of Welch Enterprises, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily as and for the act of said partnership on the day the same bears date.

Given under my hand and official seal this 29th day of August, A. D. 1983.

Notary Public.

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 73.83 feet; thence 83 degrees 23 minutes right in a Northerly direction a distance of 174.72 feet to the point of beginning; thence continue along last described course a distance of 458.98 feet to the Southwesterly right of way line of the Atlantic Coast Line Railroad; thence 48 degrees 19 minutes 30 seconds left in a Northwesterly direction along said right of way a distance of 80.80 feet; thence 0 degrees 12 minutes left continuing along said right of way a distance of 15.86 feet; thence 40 degrees 43 minutes left in a Westerly direction a distance of 76.65 feet; thence 40 degrees 43 minutes right in a Northwesterly direction a distance of 685.77 feet; thence 90 degrees left in a Southwesterly direction a distance of 294.17 feet; thence 90 degrees left in a Southeasterly direction a distance of 1144.51 feet to the point of beginning. Situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARIAL INSTRUMENT WAS FILED

1983 SEP -2 AM 10:20

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

Deed Tax 345.00
3.00
1.00

349.00

EXHIBIT A