

(Name) _____

(Address) _____

This instrument was prepared by

(Name) ²¹⁵⁸ Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-4 Rev. 6-79

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand and no/100----- DOLLARS,

to the undersigned grantor, 31 South, an Alabama Limited Partnership ~~a corporation~~
in hand paid by
G. F. B. Steel, Inc.

the receipt of which is hereby acknowledged, the said
31 South, an Alabama Limited Partnership
does by these presents, grant, bargain, sell and convey unto the said
G. F. B. Steel, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 28, Township 21 South, Range 2 West; thence run in an Easterly direction along the South line of said section for a distance of 1341.69 feet to the Northeasterly right of way line of U.S. No. 31; thence turn an angle to the left of 111 deg. 25' and run in a Northwesterly direction along the Northeasterly right of way line of U.S. Highway No. 31 for a distance of 374.52 feet to the point of beginning of a curve to the right, said curve having a central angle of 12 deg. 43' 30" and a radius of 2730.14 feet; thence run along the arc of said curve to the right in a Northwesterly direction along the Northeasterly right of way line of U.S. No. 31 for a distance of 606.35 feet to the end of said curve; thence run along the tangent, if extended, in a Northwesterly direction along the Northeasterly right of way line for a distance of 274.22 feet for the point of beginning; thence continue along last described course for a distance of 219.81 feet to the point of beginning of a curve to the left having a central angle of 4 deg. 36' 47" and a radius of 2859.05 feet; thence run along arc of said curve for a distance of 230.19 feet; thence turn an angle to the right as measured for the chord of 100 deg. 51' 16" for a distance of 1209.09 feet; (CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD, To the said G. F. B. Steel, Inc.

its heirs and assigns forever.

And said 31 South, an Alabama Limited Partnership
and assigns, covenant with said G. F. B. Steel, Inc., its
does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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

G. F. B. Steel, Inc., its
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said 31 South, an Alabama Limited Partnership by its
General Partner
, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 20th day of October, 19 83.

ATTEST: 31 South, an Alabama Limited Partnership

By Thomas M. Poe, Jr.
Thomas M. Poe, Jr. General Partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
said State, hereby certify that Thomas M. Poe, Jr. a Notary Public in and for said County, in
whose name as General Partner of 31 South, an Alabama Limited Partnership, a partnership
~~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 partner and with full authority,
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 20th day of October, 19 83.

Jack A
Mike T. Atchison
Notary Public

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LEGAL DESCRIPTION (continued):

thence turn an angle to the right of 135 deg. 57' 31" for a distance of 85.72 feet; thence turn an angle to the right of 32 deg. 32' 30" for a distance of 70.26 feet; thence turn an angle to the left of 30 deg. 05' 30" for a distance of 158.22; thence turn an angle to the left of 30 deg. 49' 30" for a distance of 114.01 feet; thence turn an angle to the right of 62 deg. 00' 38" for a distance of 864.06 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1984 and subsequent years.

\$48,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1983 NOV 15 AM 11:34
Lee M. H. H39-330
 JUDGE OF PROBATE

Recd 3.00
 Jud 1.00
 4.00

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$
Deed Tax \$

THIS FORM FROM

Lawyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA