

This instrument was prepared by

(Name) Jane M. Martin Asst. V. P. Loan Admn. Shelby State Bank

(Address) P. O. Box 216 Pelham, Alabama 35124

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 Thirty Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lloyd A. Rafalsky and wife, Marjorie D. Rafalsky

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ironco Manufacturing Co., Inc.

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

A part of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter a distance of 352.49' to a point on the West right of way line of a public road (Mullins Drive) and the point of beginning of the property being herewith described, Thence continue along last described course a distance of 518.90' to a point, Thence turn an angle of 90 degrees 19 minutes 0 seconds to the right and run Northerly a distance of 123.00' to a point, Thence turn an angle of 78 degrees 18 minutes 09 seconds to the right and run Northeasterly a distance of 452.18' to a point on the West right of way line of same same public road (Mullins Drive) Thence turn an angle of 81 degrees 55 minutes 20 seconds right to chord and run Southeasterly along said right of way line a chord distance of 225.00' to the point of beginning, containing 82,277.01 square feet (1.888 acres) and subject to any and all agreements, easements, rights of way, limitations and/or restrictions of probate record. Situated in Shelby County, Alabama.

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Twenty Seven Thousand Dollars of the full consideration is paid for by a Mortgage filed simultaneously herewith.

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 19th day of June, 1985.

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

1985 JUN 25 AM 10:37

Judge of Probate

Deed tax 300 Rec. 250 and 6.50

(Seal)

(Seal)

(Seal)

Lloyd A. Rafalsky

Marjorie D. Rafalsky

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lloyd A. Rafalsky and wife, Marjorie D. Rafalsky, whose names 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, A. D., 1985

SHELBY STATE BANK

P. O. Box 216

PELHAM, ALABAMA 35124

MY COMMISSION EXPIRES JUNE 16, 1987

Notary Public

