

This instrument was prepared by

(Name) James O. Standridge

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FORM 1-7 REV. 9-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
COUNTY OF SHELBY }

That in consideration of Ten Dollars (\$10.00) and other valuable consideration-----

The Industrial Development Board of the City of Montevallo, Alabama, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. O. OWINGS & wife, JOY GRIMSLEY OWINGS,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 24 North, Range 12 East, and being more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section and run Easterly 985.58 feet along North line of same to a point; thence right 136 degrees 02 minutes 41 seconds and run Southwesterly 307.01 feet to a point; thence left 16 degrees 45 minutes 33 seconds and run Southwesterly 160.51 feet to a point; thence right 20 degrees 19 minutes 46 seconds and run Southwesterly 215.88 feet to the point of beginning of the parcel herein described. Thence, from said point of beginning, left 111 degrees 50 minutes 55 seconds from last named course and run Southeasterly 379.63 feet to a point on the Westerly right-of-way line of Industrial Park Road; thence right 65 degrees 55 minutes 05 seconds and run Southerly 203.10 feet along said Westerly right-of-way line to a point; thence right 90 degrees 00 minutes 00 seconds and run Westerly 525.18 feet to a point; thence right 88 degrees 27 minutes 55 seconds and run Northerly 313.22 feet to a point; thence right 78 degrees 02 minutes 00 seconds and run Easterly 192.30 feet to the point of beginning. Said parcel contains 158,667 square feet of 3.64 acres, more or less.

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STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 1111

1985 SEP 25 AM 9:26

James A. Kelly
JAMES A. KELLY

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>50</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>400</u>

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ acting Chairman, JAMES A. KELLY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of September 1985

ATTEST:
Donald H. Hughes
Donald H. Hughes, acting Secretary

By *James A. Kelly*
JAMES A. KELLY, acting Chairman

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that JAMES A. KELLY whose name as acting ~~President~~ Chairman of The Industrial Development Board of the City of Montevallo, Alabama, 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 16 day of September 1985

James A. Kelly
Notary Public