

1609

This instrument was prepared by:  
John N. Randolph, Esquire  
Sirote & Permutt, P. C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned, The Industrial Development Board of the City of Hoover, an Alabama Public Corporation (herein referred to as "Grantor"), in hand paid by J. F. Gaskill Co., Inc. (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

39  
284  
1979  
A Tract of land situated in the NE 1/4 of SE 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of SE 1/4 of Section 19, Township 19 South, Range 2 West; thence North along the East line of said Section, 283.46 feet; thence 90 deg. 00 min. 00 sec. left 729.70 feet to a point on the West right of way line of Parkway Office Circle, and also the point of beginning; thence 40 deg. 23 min. 12 sec. left, leaving said right of way line, 262.29 feet; thence 30 deg. 38 min. 09 sec. right, 303.59 feet; thence 92 deg. 43 min. 07 sec. right, 328.01 feet; thence 82 deg. 20 min. 48 sec. right, 495.17 feet to the West right of way line of Parkway Office Circle; thence 95 deg. 48 min. 12 sec. right, 89.70 feet along said right of way line to the beginning of a curve to the left, said curve having a central angle of 18 deg. 34 min. 36 sec. and a radius of 460.00 feet; thence along the arc of said curve and said right of way 149.14 feet to the point of beginning. According to revised survey of John E. Norton, Reg. No. 10287, dated March 29, 1979.

This conveyance is made subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Jefferson County, Alabama.

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

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantee that it is lawfully seized of said premises in fee simple, that the property is free from all encumbrances except as hereinabove stated; 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

*Lange, Simpson*

and defend the same unto the said Grantee, its successors and assigns forever,  
against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature  
and seal, this the 12<sup>th</sup> day of March, 1990.

The Industrial Development Board of the City of Hoover,  
an Alabama Public Corporation

ATTEST:

By: [Signature]  
Its Chairman

[Signature]  
Its Secretary

(CORPORATE SEAL)

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that JOHN ANDERSON, whose name as Chairman  
of The Industrial Development Board of the City of Hoover, an Alabama Public  
Corporation, is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day that, being informed of the contents of  
said instrument, he, as such Chairman and with full authority, executed the  
same voluntarily for and as the act of said Alabama Public Corporation.

Given under my hand and official seal this 12<sup>TH</sup> day of MARCH  
1990.

[Signature]  
Notary Public

My Commission Expires: 9-16-92  
AFFIX SEAL

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

90 MAR 26 AM 10:35

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	680.00
2. Mtg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	5.00
5. No Tax Fee	1.00
6. Certified Fee	
Total	687.00