

THIS INSTRUMENT PREPARED BY

John T. Black, Esquire
Black and Morgan
3432 Independence Drive
Birmingham, Alabama 35209

Send Tax Notices to
Post Airgas, Inc.
1300 7th Avenue North
Birmingham, Alabama 35203-1704

STATUTORY WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of FIVE HUNDRED FORTY THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$540,625) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor, POST WELDING SUPPLY COMPANY, a corporation (herein referred to as Grantor), in hand paid by the Grantee herein, the said Grantor does by these presents, grant, bargain, sell and convey unto POST AIRGAS, INC., a corporation (herein referred to as Grantee), the following described real estate (and the buildings and improvements situated thereon), situated in Shelby County, Alabama, to wit:

Commence at the NW Corner of Section 25, Township 20 South, Range 3 West; thence run in an easterly direction along the north line of said ¼-¼ section a distance of 574.37'; thence right 80deg-38'-00" a distance of 513.53'; thence right 1deg-39'-00" a distance of 450.15'; thence right 4deg-40'-46" a distance of 137.63' to the POINT OF BEGINNING; thence continue along the last described course a distance of 136.37'; thence left 86deg-31'00" a distance of 382.20' to a point on the southwesterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left (concave southwesterly) having a radius of 1810.08' and a central angle of 4deg-19'-58"; thence along said right-of-way and the arc of said curve a distance of 136.88', said arc subtended by a chord which bears left 100deg-43'-18" from the last described course a distance of 136.85', to the end of said curve; thence left 79deg-01'-05" from the last described chord and leaving said right-of-way a distance of 365.03' to the Point of Beginning. Said parcel contains 1.2 acres, more or less.

Less and except, coal, oil, gas and other mineral interests in, to or under the land herein described, together with all mining rights, privileges and immunities related thereto.

This conveyance is subject to all easements, restrictions, rights of way, ad valorem taxes, zoning ordinances and restrictions, set back lines and all other matters of record as recorded in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all rights of parties in possession, encroachments, overlaps, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

11/15/1994-34037
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
552.00

TO HAVE AND TO HOLD, the said above property unto the said Grantee, its successors and assigns forever,

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances done or suffered by the Grantor, except as shown 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, C.D. Adderhold, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of NOVEMBER 1994.

POST WELDING SUPPLY COMPANY, a corporation

By: [Signature]
Its President, C.D. Adderhold

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, John R. Black, a Notary Public in and for said County in said State, hereby certify that C. D. Adderhold, whose name as President of POST WELDING SUPPLY COMPANY, 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 1st day of NOVEMBER 1994.

[Signature] (SEAL)
Notary Public

Inst # 1994-34037