

SEND TAX NOTICE TO:

(Name) Henderson Steel Erectors, Inc.

(Address) _____

This instrument was prepared by

(Name) Mike T. Archison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 8-70

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 Ninety Thousand and no/100-----DOLLARS,

to the undersigned grantor, 31 SOUTH, an Alabama Limited Partnership a corporation,
in hand paid by Henderson Steel Erectors, 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
Henderson Steel Erectors, Inc.

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

See Attached Exhibit "A" for legal description, which is incorporated herein
by reference.

Subject to taxes for 1995 and subsequent years, easements, restrictions,
rights of way, and permits of record.

01/30/1995-02428
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 101.00

TO HAVE AND TO HOLD, To the said Henderson Steel Erectors, Inc., its successors
~~heirs~~ and assigns forever.

And said 31 SOUTH, an Alabama Limited Partnership does for itself, its successors
and assigns, covenant with said Henderson Steel Erectors, Inc., its successors

~~heirs~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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
Henderson Steel Erectors, Inc., its successors
~~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 ~~President~~, Charlotte W. Poe, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 25th day of January, 19 95.

31 SOUTH, an Alabama Limited Partnership

ATTEST:

By Charlotte W. Poe
Charlotte W. Poe, its General ~~President~~ Partner

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority Charlotte W. Poe a Notary Public in and for said County, in
said State, hereby certify that Charlotte W. Poe
whose name as ~~President of~~ General Partner of 31 SOUTH, an Alabama limited 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 conveyances he, as such officer and with full authority,
executed the same voluntarily for and as the act of said ~~corporation~~ PARTNERSHIP

Given under my hand and official seal, this the 25th day of January, 19 95.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West, run thence in an Easterly direction along the South line of said Section for a distance of 1,341.69 feet to a point on the Northeasterly right of way line of U.S. Highway #31, said point being the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 221.52 feet to a point in the centerline of Camp Branch; thence turn an angle to the left of 112 degrees 05 minutes 59 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 90.12 feet; thence turn an angle to the left of 37 degrees 17 minutes 21 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 249.07 feet; thence turn an angle to the right of 34 degrees 14 minutes 39 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 87.51 feet; thence turn an angle to the right of 45 degrees 28 minutes 01 second and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 355.38 feet; thence turn an angle to the right of 25 degrees 17 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 287.84 feet; thence turn an angle to the right of 6 degrees 42 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 165.81 feet; thence turn an angle to the right of 7 degrees 34 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 158.10 feet; thence turn an angle to the left of 50 degrees 38 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 211.85 feet; thence turn an angle to the left of 28 degrees 59 minutes 30 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 157.41 feet; thence turn an angle to the right of 37 degrees 12 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 114.01 feet; thence turn an angle to the right of 90 degrees 49 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 158.22 feet; thence turn an angle to the right of 30 degrees 05 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 70.26 feet; thence turn an angle to the left of 32 degrees 32 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 3.72 feet to a point that is 276 feet North of the South One-Half of the Southwest Quarter of Section 28, Township 21 South, Range 2 West; thence turn an angle to the left of 135 degrees 57 minutes 31 seconds and run in a Westerly direction parallel with the 276 feet Northerly of South One-Half of the Southwest Quarter of Section 28, Township 21 South, Range 2 West for a distance of 1,138.97 feet to its intersection with the Northeasterly right of way line of U.S. Highway #31; thence turn an angle to the left of 102 degrees 29 minutes 31 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 3 degrees 35 minutes 18 seconds and a radius of 2,859.05 feet; thence run along the arc of said curve to the right in a Southeasterly direction along the Northeasterly right of way line of U.S. Highway #31 for a distance of 179.06 feet to the end of said curve; thence run along the tangent, if extended to said curve in a Southeasterly direction continuing along the Northeasterly right of way line of U.S. Highway #31 for a distance of 494.03 feet to the point of beginning of a curve to the left, said curve having a central angle of 12 degrees 43 minutes 30 seconds and a radius of 2,730.14 feet; thence run along the arc of said curve to the left continuing in a Southeasterly direction along the Northeasterly right of way line of U.S. Highway #31 for a distance of 606.35 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southeasterly direction continuing along the Northeasterly right of way line of U.S. Highway #31 for a distance of 374.52 feet to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT that certain parcel previously conveyed to G.F.B. Steel, Inc., by deed recorded in Deed Book 351, Page 403, in Probate Office.

LESS AND EXCEPT that certain parcel previously conveyed to Sam A. Liles and wife, Tommie S. Liles, by deed recorded in Real Record 230, Page 340, in Probate Office.

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