

WARRANTY DEED

STATE OF ALABAMA:
JEFFERSON COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable considerations paid by the W. L. Smith Poultry Co., Inc. to The Breeder Corporation, the receipt whereof is hereby acknowledged, the said The Breeder Corporation does hereby grant, bargain, sell and convey unto the said W. L. Smith Poultry Co., Inc., the following described real estate, to-wit:

TRACT A. Commencing at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22, Range 2 West and run thence South 86 deg. 45 min. West a distance of 172 feet, more or less to the West right of way line of the old Birmingham-Montgomery Highway; run thence South 12 deg. 25 min. West along the West side of said right of way a distance of 499.7 feet the point of beginning of the lands hereinafter described; run thence in a Northeasterly direction 312 feet, more or less, to a point on the East line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ which is 391.5 feet south of the NE corner of said 40 acres; run thence south 2 deg. 30 min. East a distance of 205 feet; run thence in a Northwesterly direction a distance of 320 feet more or less to a point on the west right of way line of the old Birmingham-Montgomery Highway which point is 30 feet south from the point of the beginning; run thence north 12 deg. 25 min. East along the west line of said right of way a distance of 30 feet to the point of beginning containing .836 acres more or less reserving, however, a 10 foot strip for a roadway along the SW side of said tract of land.

TRACT B. Beginning at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22, range 2 West and run thence south 86 deg. 45 min. West a distance of 172 feet more or less to the West right of way line of the old Birmingham-Montgomery Highway; run thence south 12 deg. 25 min. west along the west line of said right of way a distance of 499.7 feet; run thence in a Northeasterly direction a distance of 312 feet more or less to a point on the East line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ which point is 391.5 feet south of the NE corner thereof; run thence North 2 deg. 30 min. West a distance of 391.5 feet to the point of beginning and containing 2.34 acres, more or less.

TRACT C. The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22, Range 2 West, except 10 acres in the SW corner thereof described as follows: Beginning at the SW corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and run thence North 2 deg. 30 min. West a distance of 770 feet; thence North 87 deg. East a distance of 567 feet; thence South 2 deg. 30 min. East a distance of 668.9 feet to the south line of said 40 acres; run thence south 87 deg. West along the south line of said 40 acres a distance of 567 feet to the point of beginning. The lands herein conveyed containing 30 acres more or less.

TRACT D. That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22, Range 2 West described as commencing at the NE corner of said forty and running thence south 86 deg. 45 min. West, a distance of 163 feet more or less to the West right of way line of the old Birmingham-Montgomery Highway for a point of beginning; run thence south 12 deg. 25 min. west along the west right of way line of the old Birmingham-Montgomery Highway a distance of 358 feet, more

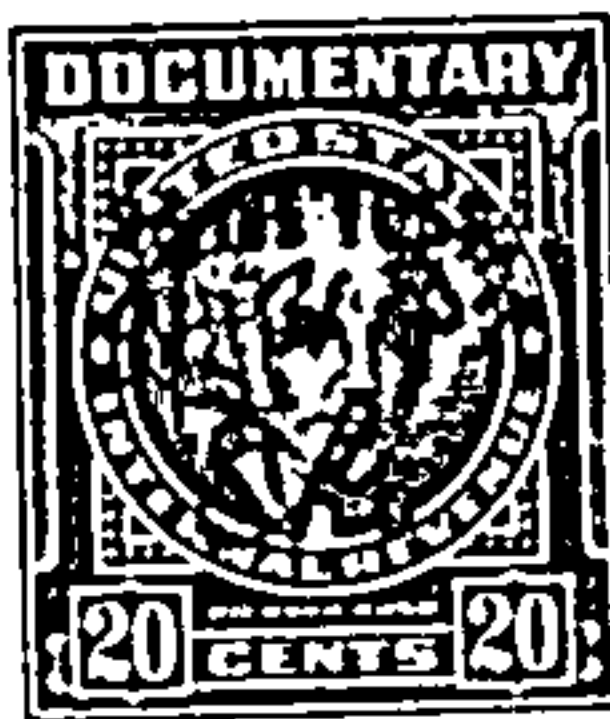
or less, to the intersection with a settlement road running in a Northwesterly direction from the old Birmingham-Montgomery Highway to the new Birmingham-Montgomery Highway (U.S. Highway #31); and run thence in a Northwesterly direction along said settlement road to the point of intersection of said settlement road with the North line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 9; run thence North 86 deg. 45 min. East along the North line of said 40 acres to the point of beginning.

All of the above lands situated in Shelby County, Alabama, less easement to Alabama Power Co.

TO HAVE AND TO HOLD to the said W. L. SMITH POULTRY CO., INC., its successors and assigns forever.

And the said The Breeder Corporation, its successors and assigns, covenants with the said W. L. Smith Poultry Co., Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said W. L. Smith Poultry Co., Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF THE SAID THE BREEDER CORPORATION, a corporation, by and thru A. J. Smith and W. L. Smith, Jr., as president and secretary respectively of the said The Breeder Corporation, has hereunto set its hand and seal on this 31st day of March, 1953.



THE BREEDER CORPORATION

BY

A. J. Smith
President

BY

W. L. Smith, Jr.
Secretary

State of Alabama:
Jefferson County:

I, Kathryn Jean Hallman, a Notary Public in and for said county, in said state, hereby certify that A. J. Smith and W. L. Smith, Jr. whose names as President and Secretary respectively of The Breeder Corporation, a Delaware corporation, 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, they, as such officers 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 31st day of March, 1953.

Kathryn Jean Hallman
Notary Public



Filed in the office of the Probate Judge on the 24 day of Feb 1954 at 8 o'clock A. M.
and recorded in Deed Book 165 Page 47 this 24 day of Mar 1954.
Deed Tax 12.00 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate