

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Ten Dollars and other good and valuable consideration, DOLLARS, to the undersigned grantor, SILURIA MILLS, INC., a corporation, in hand paid by J. W. VALENTINE CO., INC., the receipt of which is hereby acknowledged, the said SILURIA MILLS, INC. does by these presents, grant, bargain, sell and convey unto the said J. W. VALENTINE CO., INC., the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$, part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$, all in Section 2, Township 21 South, Range 3 West; and part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, all of the above being situated in Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West; thence run north along the east line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ for 785.78 feet; thence turning an angle of 80 degrees 01 min. 30 sec. left run northwesterly for 1475.35 feet to a point on the easterly right-of-way line of Alabama Highway #119; thence turning an angle of 91 deg. 44 min. 30 sec. right run northeasterly along said right-of-way line for 189.30 feet; thence turning an angle of 37 deg. 24 min. right, run southeasterly for 1432.68 feet to a point on the east line of said quarter-quarter section; thence turning an angle of 99 deg. 07 min. left, run north along said quarter-quarter line for 324.55 feet to the northeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence continue north along the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 2 for 1324.33 feet to the northeast corner of said quarter-quarter section; thence turning an angle of 146 deg. 52 min. 15 sec. left, run southwesterly for 602.00 feet; thence turning an angle of 90 deg. right, run northwesterly for 694.29 feet to a point on the easterly right-of-way line of Alabama Highway #119 said point being on a curve to the right having a radius of 1302.49 feet; thence turning an angle of 103 deg. 23 min. 20 sec. to the right to become tangent to said curve; thence run northeasterly along the arc of said curve 174.83 feet to the end of said curve; thence at tangent to said curve run northeasterly along said right-of-way line for 269.23 feet; thence 90 deg. left and run northwesterly for 70.00 feet to a point on the westerly right-of-way line of Alabama Highway #119; thence turning an angle of 90 deg. left, run southwesterly along said right-of-way line for 58.43 feet; thence turning an angle of 83 deg. 02 min. right, run northwesterly for 340.09 feet; thence turning an angle of 38 deg. 40 min. right, run northerly for 219.24 feet to a point on the southerly right-of-way line of a county road, said right-of-way line being 30 feet south of and parallel with the north line of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the North line of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2; thence turning an angle of 89 deg. 48 min. left, run west along said right-of-way line for 1212.15 feet to a point on a traverse line along the East bank of Buck Creek; thence continue west for 40 feet, more or less, to the center line of Buck Creek; thence run southerly down the center line of Buck Creek, a traverse line of the east bank of same being described as follows: from said point on said traverse line turn an angle of 44 deg. 13 min. 50 sec. left and run southwesterly for 190.00 feet; thence turning an angle of 30 deg. 59 min. right, run southwesterly 164.15 feet; thence turning an angle of 32 deg. 29 min. left run southwesterly for 67.82 feet; thence turning an angle of 30 deg. 30 min. left, run southwesterly 333.53 feet; thence turning an angle of 55 deg. 10 min. left, run southeasterly for 117.01 feet to a point on the south line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2; thence turning an angle of 5 deg. 52 min. right, run southeasterly 164.52 feet; thence turning an angle of 19 deg. 23 min. 30 sec. left, run southeasterly 150.14 feet; thence turning an angle of 4 deg. 16 min. 30 sec. right run southeasterly 199.70 feet;

thence turning an angle of 60 deg. 39 min. right, run southwesterly for 266.40 feet; thence turning an angle of 35 deg. 13 min. right, run southwesterly for 73.94 feet to a point on the north line of the South $\frac{1}{2}$ of the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence run west along the north line of said South $\frac{1}{2}$ of said N $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 462.83 feet to the northeast corner of the South $\frac{1}{2}$ of the E $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence continue west for 328.28 feet to the northwest corner of the South $\frac{1}{2}$ of the E $\frac{1}{2}$ of the East $\frac{1}{2}$ of said quarter-quarter section; thence turning an angle of 92 deg. 01 min. 48.78 sec. left, run south along the west line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of said quarter-quarter Section for 348.23 feet to a point on a traverse line along the West boundary of said Buck Creek; thence run southerly along the center line of said creek, a traverse of the west bank of said creek being described as follows: from said traverse line point turning an angle of 29 deg. 12 min. right and run southwesterly for 211.66 feet; thence turning an angle of 26 deg. 17 min. right run southwesterly for 286.44 feet; thence turning an angle of 26 deg. 28 min. left, run southwesterly for 172.12 feet; thence turning an angle of 70 deg. 21 min. left, run southeasterly for 237.07 feet to the end of said traverse; thence turning an angle of one degree 22 min. left, run southeasterly for 397.50 feet to a point on the west line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2; thence turning an angle of 42 deg. 42 min. right run south along the west line of said East $\frac{1}{2}$ of East $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ for 172.44 feet; thence turning an angle of 34 deg. 34 min. right, run southwesterly for 530.00 feet; thence turning an angle of 9 deg. 15 min. left, run southwesterly for 402.00 feet; thence turning an angle of 48 deg. 00 min. left, run southeasterly for 400.00 feet; thence turning an angle of 65 deg. 11 min. 06 sec. left and run easterly for 322.93 feet to a point on the west line of the E $\frac{1}{2}$ of E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11; thence turning an angle of 87 deg. 30 min. 30 sec. right, run south along the west line of said East $\frac{1}{2}$ of East $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ for 626.27 feet to the southwest corner of said East $\frac{1}{2}$ of East $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turning an angle of 87 deg. 17 min. 30 sec. left run East along the south line of said East $\frac{1}{2}$ of East $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and along the south line of the N $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11 for 481.15 feet to a point which is 1170.55 feet west of the southeast corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turning an angle of 92 deg. left run north 164.40 feet; thence turning an angle of 97 deg. 10 min. right run southeasterly for 168.60 feet; thence turning an angle of 81 deg. 05 min. left run northeasterly 342.16 feet; thence turning an angle of 75 deg. 55 min. right, run easterly for 251.90 feet; thence turning an angle of 93 deg. 05 min. 29 sec. left, run northerly for 311.29 feet to a point on the westerly right-of-way line of the L & N Railroad, said point being on a curve to the left, said curve having a radius of 1960.08 feet; thence turning an angle of 147 deg. 51 min. 15 sec. right to become tangent to said curve; thence run southeasterly along the arc of said curve for 196.23 feet to the end of said curve, said point being also the beginning of a curve to the left having a radius of 2236.00 feet; thence run southeasterly along the arc of said curve for 147.48 feet to a point on the easterly right of way line of Alabama Highway #119; thence from tangent to said curve turn 40 deg. 03 min. 17 sec. right to become tangent to a curve to the left having a radius of 2839.93 feet; thence run southeasterly along the arc of said curve for 312.43 feet to a point; thence from tangent to said curve turn 78 deg. 59 min. 56 sec. left and run easterly along a line which is 281.00 feet North of and parallel with the south line of said Quarter-quarter section for 270.60 feet to a point on the westerly right-of-way line of said railroad; thence turning an angle of 44 deg. 37 min. 30 sec. right and run southeasterly along the said railroad right-of-way for 206.76 feet to a point on the east line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11; thence turning an angle of 138 deg. 6 min. 12 sec. left run northerly along the east line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ for 1191.29 feet to the southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 2; thence turning an angle of 93 deg. 15 min. 42 sec. right run east along the south line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 2 for 1306.76 feet to the point of beginning.

There is EXCEPTED, however, the following portions of said property, viz:

- (a) That part of said property included within the right-of-way lines of Alabama Highway No. 119.
- (b) That part of said property included within the right-of-way of the L & N Railroad.
- (c) That part of said property belonging to Siluria Baptist Church more particularly described as follows:

Part of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West:
Commence at the southeast corner of said quarter-quarter section and run north along the east line of said quarter-quarter section for 1324.33 feet to the northeast corner of said quarter-quarter section; thence 146 deg. 52 min. 15 sec. left and run southwesterly for 1076.12 feet; thence 88 deg. 57 min. right and run northwesterly for 219.93 feet to the point of beginning; thence 88 deg. 30 min. left and run southwesterly 380.00 feet; thence 88 deg. 30 min. right and run northwesterly for 255.33 feet; thence 91 deg. 30 min. right and run northeasterly for 100.00 feet; thence 91 deg. 30 min. left and run northwesterly for 45 feet; thence 91 deg. 30 min. right and run northeasterly for 280.00 feet; thence 88 deg. 30 min. right and run southeasterly for 300.00 feet to the point of beginning; situated in Shelby County, Alabama.

- (d) All public roads and all easements of record, including any easements to Alabama Water Company for construction of a gas system in the Town of Siluria, ~~an---incorporated-community~~ as set forth in deed from Buck Creek Cotton Mills to Alabama Water Company, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 146 page 211, described as:

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 2, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2; thence run east along the north line of said quarter-quarter section for 284.96 feet to a point on the westerly right-of-way line of L & N Railroad right-of-way; thence 111 deg. 00 min. right and run southwesterly along said Railroad right-of-way line for 417.05 feet; thence 69 deg. 45 min. 30 sec. right and run westerly for 736.40 feet to a point on a traverse line of the east bank of Buck Creek; thence continue westerly along the same course for 50 feet, more or less, to the center of Buck Creek; thence run northerly along center of Buck Creek, a traverse line along the east bank of said creek being described as follows: from said traverse point 45 deg. 29 min. 30 sec. right and run northwesterly 190.38 feet; thence 6 deg. 23 min. 30 sec. right and run northwesterly for 99.52 feet; thence 43 deg. 01 min. 30 sec. right and run northeasterly for 81.59 feet; thence 24 deg. 37 min. right and run northeasterly for 94.55 feet to a point on the north line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run east along the north line of said quarter-quarter section 761.59 feet to the point of beginning; situated in Shelby County, Alabama.

- (e) Lots 1 through 17, both inclusive; lots 19 through 63, both inclusive; Lots 65 through 69, both inclusive; Lots 74, 75 and lots 83 through 88, both inclusive; Lots 90 through 122, both inclusive; and lots 124 through 133, both inclusive; and lots 135 through 141, both inclusive; all as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer which was revised on October 5, 1965, and which is recorded in Map Book 5 page 10 and 10A in the Probate Office of Shelby County, Alabama, which said lots have heretofore been conveyed by Siluria Mills, Inc. to various parties, all of said lots having been described by numbers referred to herein and also by metes and bounds in said deeds of conveyance.

The following described real estate is also conveyed herein, viz:

Lot No. 25 in Block No. 2 according to "Map of Buck Creek Cotton Mill Subdivision situated in the E½ of NE¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, A. J. Grefenkamp, Civil Engineer, Birmingham, Alabama, made June 1926" as shown by map recorded in Map Book 3 page 9 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said J. W. VALENTINE CO., INC., its successors and assigns forever.

And said Siluria Mills, Inc. does for itself, its successors and assigns, covenant with said J. W. VALENTINE 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said J. W. VALENTINE CO., INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Siluria Mills, Inc., by its President Darrell E. Knox, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of March, 1968.

SILURIA MILLS, INC.

By

Its President

STATE OF ALA. SHELBY CO.
PROPERTY THIS
INSTRUMENT WAS FILED
Deed Tax 31700
1968 MAR 29 PM 4:43
U.C.C. FILE NUMBER OF
RECORD PAGE AS SHOWN ABOVE
CONFIDENTIAL
JUDGE OF PROBATE

ATTEST:

Secretary

STATE OF NEW YORK

COUNTY OF New York

I, Roniel Sherman, a Notary Public in and for said County, in said State, hereby certify that Darrell E. Knox, whose name as President of Siluria Mills, Inc., 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 28th day of March, 1968.

Notary Public

RONIEL SHERMAN
Notary Public, State of New York
No. 31-3627
Qualified in New York County
Commission Expires March 30, 1969