

STATE OF ALABAMA )

SHELBY COUNTY )

955

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ELEVEN THOUSAND, THREE HUNDRED, THIRTY-EIGHT, AND 94/100 DOLLARS, and other good and valuable consideration to the undersigned grantor, COLUMBIANA INDUSTRIAL DEVELOPMENT CORPORATION, a corporation, in and paid by UNITED STATES PIPE AND FOUNDRY COMPANY the receipt of which is hereby acknowledged, the said Columbiana Industrial Development Corporation, a corporation, does by these presents, grant, bargain, sell and convey unto the said United States Pipe and Foundry Company the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, and run South 1 deg. 44' East along the west boundary line of said section a distance of 849.41 feet to a point on the Northwest 40' right of way line of a county highway; thence turn an angle of 124 deg. 09' to the left and run North 54 deg. 07' East along said northwest 40' right of way line a distance of 423.25 feet to the point of beginning; thence continue North 54 deg. 07' East along said right of way line a distance of 402.35 feet to a point; thence turn an angle of 55 deg. 34' to the left and run North 1 deg. 27' West a distance of 425.94 feet to a point; thence turn an angle of 90 deg. 00' to the left and run South 88 deg. 16' West a distance of 336.19 feet to a point; thence turn an angle of 90 deg. 00' to the left and run South 1 deg. 44' East a distance of 651.80 feet to the point of beginning; Said parcel of land is lying in the NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Section 26, Township 21 South, Range 1 West and contains 4.135 acres.

Also commence at the northwest corner of Section 26, Township 21 South, Range 1 West and run South 1 deg. 44' East along the west boundary line of said section a distance of 849.41 feet to a point on the northwest 40' right of way line of a county highway; thence turn an angle of 124 deg. 09' to the left and run North 54 deg. 07' East along the said northwest 40' right of way line a distance of 825.60 feet to a point; thence turn an angle of 124 deg. 26' to the right and run South 1 deg. 27' East a distance of 97.00 feet to the point of beginning; thence continue South 1 deg. 27' East a distance of 242.48 feet to a point on the northwest 50' right of way line of Southern Railway; thence turn an angle of 55 deg. 34' to the right and run South 54 deg. 07' West along said Southern Railway right of way line a distance of 747.94 feet to a point; thence turn an angle of 90 deg. to the right and run North 35 deg. 53' West a distance of 200.00 feet to a point on the southeast 40' right of way line of a county highway; thence turn an angle of 90 deg. to the right and run North 54 deg. 07' East along said right of way line a distance of 885.05 feet to the point of beginning; Said parcel of land is lying in the NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Section 26, Township 21 South, Range 1 West and contains 3.749 acres.

As a part of the consideration for this conveyance the grantee herein has paid or made payment for any and all obligations owed by grantor herein to W. D. Upton or Southeastern Bolt & Screw Company for money advanced to said grantor herein during the construction of the building located on the above described property.

TO HAVE AND TO HOLD, to the said United States Pipe and Foundry Company, its successors and assigns forever.

And said Columbiana Industrial Development Corporation does for itself, its successors and assigns, covenant with said United States Pipe and Foundry Company, its successors and assigns, that it is lawfully seized in fee simple of said premises, that

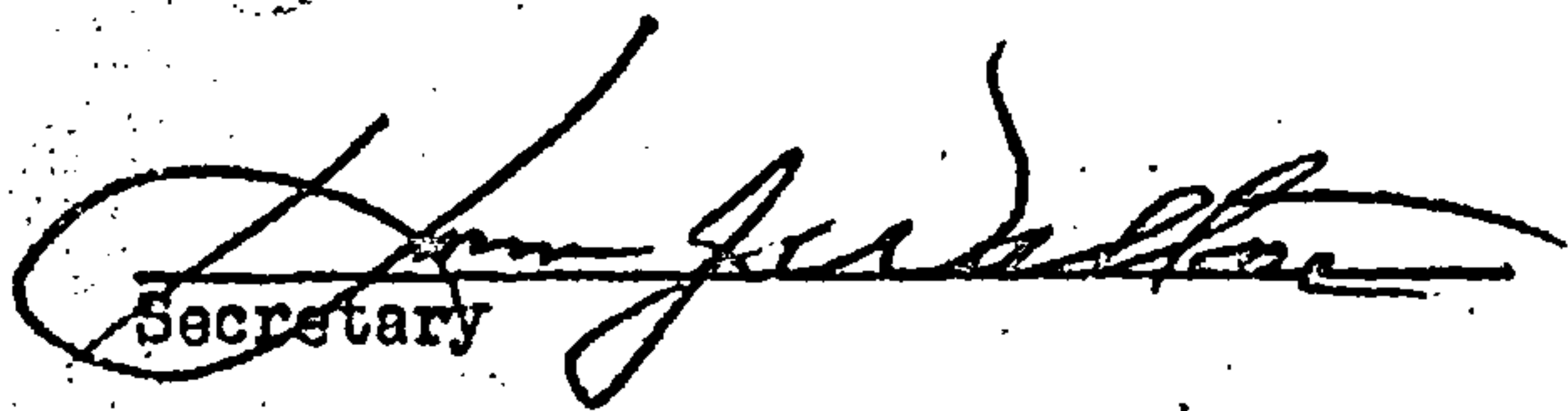


they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said United States Pipe and Foundry Company, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Columbiana Industrial Development Corporation by its President, J. T. McDow, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of December, 1968.

ATTEST:

COLUMBIANA INDUSTRIAL DEVELOPMENT CORPORATION

  
Secretary

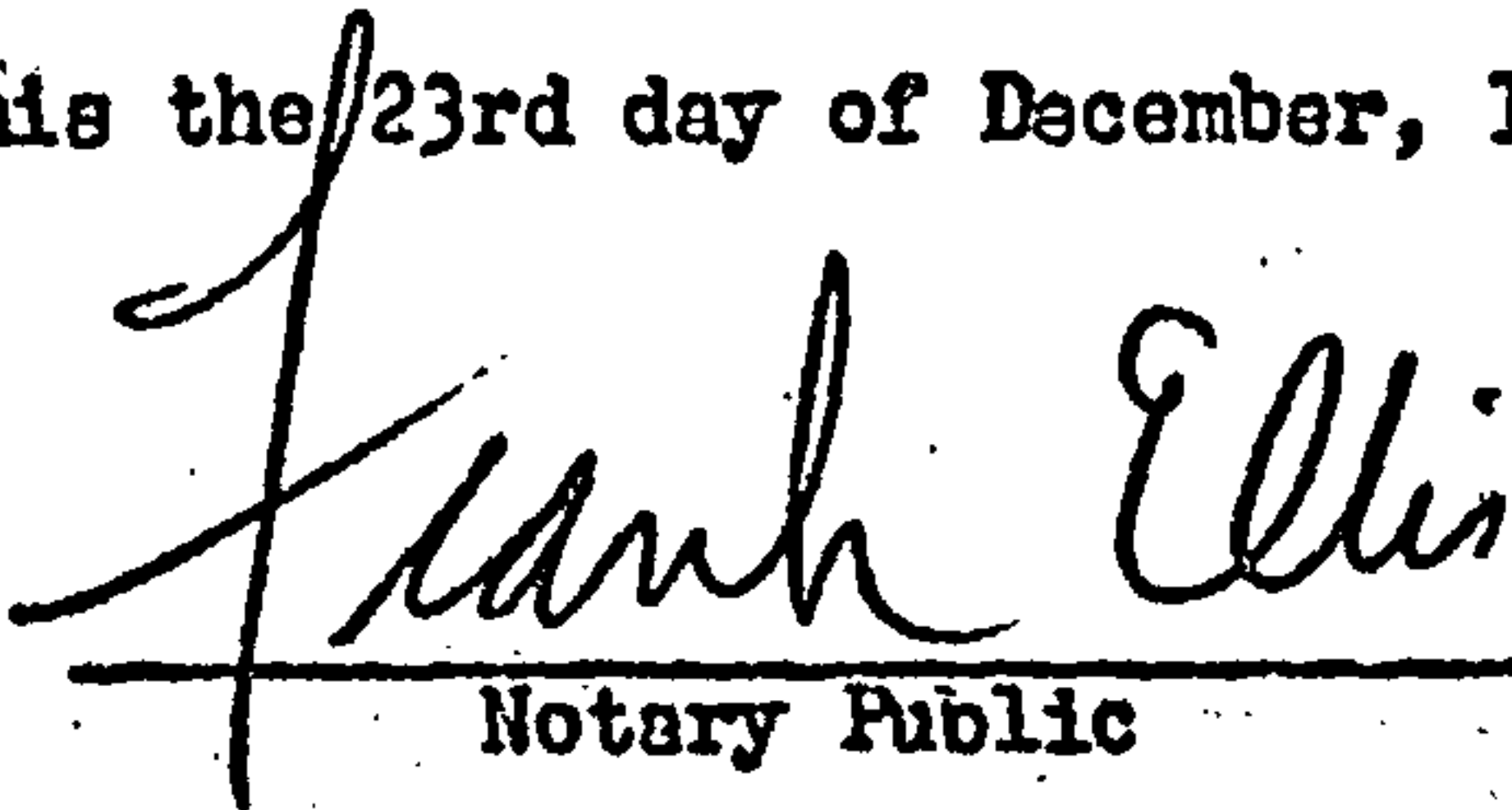
By   
President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1968 DEC 31 11:56  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF COURTS

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. T. McDow, whose name as President of Columbiana Industrial Development Corporation, 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 seal, this the 23rd day of December, 1968.

  
Notary Public

