

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand Five Hundred and no/100 Dollars -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

P. K. Ruddy and wife, Roberta Ruddy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ABEX CORPORATION, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 8, 9, 10, 11 and 12, Block "F" according to the survey and map of Russell R. Hetz of the Town of Calera, Alabama, according to map or plat recorded in Map Book 3, page 119 in office of Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the southwest corner of Section 21, Township 22 South, Range 2 West and run north on and along the section line to a point where the section line intersects the north right of way line of the Southern Railroad; from said point, run thence northeasterly on and along the north R.O.W. line of Southern Railroad a distance of 757.32 feet to the point of beginning; run thence northwesterly and at right angles to the north R.O.W. line of Southern Railroad a distance of 175 feet to a point on the south R.O.W. line of Woodbine Avenue; run thence northeasterly on and along the south R.O.W. line of Woodbine Avenue a distance of 281 feet; run thence southeasterly and at right angles to Woodbine Avenue a distance of 175 feet to a point on the north R.O.W. line of Southern Railroad; run thence southwesterly on and along the north R.O.W. line of Southern Railroad a distance of 281 feet to the point of beginning lying and being in the SW¹/₄ Section 21, Township 22 South, Range 2 West.

STATE OF ALABAMA, SHELBY CO.
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10:24 2/24/70
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 27th day of February, 1970.

(Seal)
(Seal)
(Seal)

P. K. Ruddy (Seal)
Roberta Ruddy (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that P. K. Ruddy and wife, Roberta Ruddy, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A. D., 1970.

Martha B. Joiner
Notary Public.

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