

1532

DEED

KNOW ALL MEN BY THESE PRESENTS:

That H. K. PORTER COMPANY, INC., a Delaware corporation, for and in consideration of the sum of Sixty-Three Thousand, Seven Hundred and No/100 (\$63,700.00) Dollars to it in hand paid by CORCHEM, INC., a Delaware corporation, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell and convey unto the said CORCHEM, INC., the following described real estate, all situated in Shelby County, State of Alabama, to wit:

- (a) Tract A. Part of the Northwest quarter of Northwest quarter of Section 4, and part of the East half of Northeast quarter of Section 5, Township 22 South of Range 3 West, and part of the South half of Southeast quarter of Section 32, Township 21 South of Range 3 West, more particularly described as follows:

Begin at the northwest corner of said Section 4, and run east along the north line of Section 4 a distance of 879.3 feet to a point in the center of a creek, which point is herein designated as point B; run thence in a southeasterly direction following the meanderings of said creek to a point in the center thereof herein designated as point C, the distance between said points B and C, measured in a straight line, being 1308.7 feet; thence run an angle to the left of 126 degrees 52 minutes for 1642.3 feet to the west line of said Section 4; thence run an angle to the left of 91 degrees 11 minutes and along the west side of Section 4 for 1138 feet; thence run an angle to the right of 93 degrees 17 minutes for 439.6 feet; thence run an angle to the left of 84 degrees 17 minutes for 419.5 feet; thence run an angle to the right of 82 degrees 15 minutes for 513.7 feet; thence run an angle to the right of 83 degrees 12 minutes for 2646.6 feet; thence run an angle to the left of 82 degrees 02 minutes for 460 feet; thence run an angle to the right of 111 degrees 20 minutes for 699.5 feet; thence run an angle to the right of 68 degrees 38 minutes for 1440.5 feet to the east line of said Section 32, thence south along the east line of said Section 32 for 654 feet, the point of beginning. Except the mineral and mining rights and interests in and to the above described lands, and except Southern Railroad Company right of way through same.

The above described lands in said Section 32 contain 22.8 acres, more or less; in said Section 4, contain 31 acres, more or less; and in said Section 5, contain 65 acres, more or less.

- (b) Tract B. All that part of the Southwest quarter of Section 33, Township 21 South of Range 3 West (fee simple interest) lying west of Montevallo-Maylene paved highway, containing 90 acres, more or less, except the Southern Railroad Company right of way through same.
- (c) All of the minerals, mineral rights and interests of every kind and character in and to the following described lands:

Tract A. Part of the Northwest quarter of Section 4, and part of the East half of Northeast quarter of Section 5, Township 22 South of Range 3 West, more particularly described as follows:

Beginning at the northwest corner of said Section 4, and run east along the north line of Section 4 a distance of 879.3 feet to a point in the center of a creek, which point is herein designated as point B; run thence in a southeasterly direction following the meanderings of said creek to a point in the center thereof herein designated as point C, the distance between said points B and C, measured in a straight line, being 1308.7 feet; thence run an angle to the left of 126 degrees 52 minutes for 1642.3 feet to the west line of said Section 4; then run an angle to the left of 91 degrees 11 minutes and along the west side of Section 4 for 1138 feet; thence run an angle to the right of 93 degrees 17 minutes for 439.6 feet; thence run an angle to the left of 84 degrees 17 minutes for 419.5 feet; thence run an angle to the right of 82 degrees 15 minutes for 513.7 feet; thence run an angle to the right of 83 degrees 12 minutes for 2646.6 feet to the north line of said Section 5, thence run east along the north line of said Section 5 to the point of beginning.

The above described lands in said Section 4, contain 31 acres, more or less, and the above described lands in said Section 5, contain 65 acres, more or less.

- (d) All of the minerals, mineral rights and interest of every kind and character in and to the following described lands:

Begin at the southeast corner of Section 32, Township 21 South, Range 3 West, and run west along the south line of said Section for a distance of 1735.19 feet; thence an angle to the right of 111 degrees 20 minutes for a distance of 699.5 feet; thence run an angle to the right of 68 degrees 38 minutes for a distance of 1440.5 feet to the east line of said Section 32; thence south along the east line of said Section 32 for a distance of 654 feet to the point of beginning.

- (e) Also, all the minerals, mineral rights and interests of every kind and character in and to that part of the West half of Northeast quarter of Northeast quarter of Section 5, Township 22 South, Range 3 West, lying east of a line described as follows:

Commence at a point on the north line of said Section 5 which is 1275.9 feet west of the northeast corner of said Section, and run thence in a southeasterly direction to a point on the north right of way line of the Columbiana-Tuscaloosa Road, which point is 513.7 feet west of the intersection of the north line of said Road with the west line of the Southern Railroad Company right of way.

Title to the above-described property is subject to the following:

1. The lien of real estate taxes due and payable after the date hereof, said taxes having been prorated to the time of sale and the grantee assumes and agrees to pay such taxes.
2. Any and all reservations, restrictions, rights of way, covenants and easements of record in the office of the Probate Judge Shelby County, Alabama.
3. Zoning ordinances or regulations, including statutes and ordinances relating to line of streets or other municipal improvements affecting said premises, if any.
4. Governmental regulation of the use and occupancy of said premises, including the regulation or condemnation of any building or structure thereon.
5. Real estate assessments, if any, due and payable after the date hereof.
6. That certain lease of a portion of the above described land between H. K. Porter Company as Lessor and A. C. Crocker and Lillian P. Crocker, his wife, as lessee, dated October 28, 1965, and extended for a period of three (3) years from October 31, 1968, by agreement of the parties. The rights of H. K. Porter Company, Inc., as lessor under such lease are hereby set over, transferred, assigned and conveyed unto said Corchem, Inc.

TO HAVE AND TO HOLD the aforesaid premises to the said CORCHEM, INC., its successors and assigns forever.

H. K. PORTER COMPANY, INC., for itself, its successors and assigns, do hereby covenant with the said CORCHEM, INC., its successors and assigns that it will warrant and defend the said premises to the said CORCHEM, INC., its successors and assigns forever against the lawful claims and demands of all persons claiming by, through and under the grantor.

All warranties and covenants contained herein, whether statutory or otherwise, are limited to persons claiming by, through and under the grantor and not otherwise.

IN WITNESS WHEREOF, H. K. PORTER COMPANY, INC., by its duly authorized officers have hereunto set its hand and seal this the 22nd day of January, 1971.

H. K. PORTER COMPANY, INC.

(BY)



President

ATTEST:



Secretary

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:
)

I, Dorothy M. Schmidt, a Notary Public
in and for said county in said commonwealth, hereby certify that
J. S. Morrow, who is named as President
of H. K. PORTER COMPANY, INC., a Delaware corporation, is signed to the
foregoing conveyance and who is known to me, acknowledged before me 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 OF OFFICE, this 22nd day of
January, 1971.

Dorothy M. Schmidt

NOTARY PUBLIC

DOROTHY M. SCHMIDT, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES OCT. 9, 1972
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES:

October 9, 1972

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JANUARY OF PROSTATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Wood *64.00*
1971 FEB - 1 PM 10:29