

STATE OF ALABAMA )

JEFFERSON COUNTY )

4698

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned grantor, Jamestown Corporation, an Alabama Corporation, in hand paid by The Industrial Development Board of the Town of Pelham, a public corporation, the receipt of which is hereby acknowledged, the said Jamestown Corporation does by these presents, grant, bargain, sell and convey unto the said Industrial Development Board of the Town of Pelham the following described real estate, situated in Shelby County, Alabama, towit:

Begin at the SW corner of the SE1/4 of the NW1/4 of Section 12, Township 20 South, Range 3 West: thence run easterly along the south boundary line of said 1/4-1/4 section for 1091.42 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 69°30' to the left and run northeasterly along the center of said Old Birmingham-Montgomery Highway 497.33 feet; thence turn an angle of 90° to the left and run northwesterly 30.0 feet; thence turn an angle of 90° to the left and run southwesterly 101.0 feet; thence turn an angle of 69°30' to the right and run westerly 1178.0 feet, more or less, to the center of Cahaba Valley Creek; thence run southerly down along the center of said creek, with the meanderings thereof 140.0 feet, more or less, to the point of intersection of the center line of said creek and the west boundary line of the SE1/4 of the NW1/4 of Section 12, Township 20 South, Range 3 West; thence run southerly along the west boundary line of said 1/4-1/4 section to the point of beginning.

Less and except the following described tract of land: Begin at the SW corner of the SE quarter of NW quarter of said Section 12, run east along south line 40.01 feet; thence north parallel with west line of said 1/4-1/4 section 223.28 feet, more or less, to the east boundary of said creek, thence west to center of said creek, thence southwesterly along said center line of creek to west line of said 1/4-1/4 section; thence southerly to point of beginning.

Subject to the following exceptions:

(1) Right of way reservations and covenants contained in deed from Coy M. Cooper as Trustee to Southeastern Products Corporation recorded in Deed Book 240, page 653, in the Probate Records of Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL  
08/31/1971 12:00:00 AM FILED/CERT





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Shelby Cnty Judge of Probate, AL  
08/31/1971 12:00:00 AM FILED/CERT

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(2) Ten (10) feet easement created by deed to M. D. Henry Company, Inc. recorded in Deed Book 266, page 196, in said Probate Records, which said easement apparently overlaps on some portion of the above described property at the extreme Northeastern corner.

(3) Transmission line permit to Alabama Power Company recorded in Deed Book 108, page 379.

(4) Covenants and exceptions in deed from Coy M. Cooper as Trustee to J. Howard Estes which deed is recorded in Deed Book 250, pages 430, 431, 432, and 433 in said Probate Records.

(5) Right of way for Old Birmingham-Montgomery Highway as the same now exists and subject to utility easements along said highway and in the right of way thereof.

(6) Easement for the operation of a sewage treatment unit and drainage pipes therefrom reserved in deed to Jamestown Corporation. recorded in Deed Book 267, page 365 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Industrial Development Board of the Town of Pelham, its successors and assigns forever.

And said Jamestown Corporation does for itself, its successors and assigns, covenant with the said Industrial Development Board of the Town of Pelham, its successors and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as hereinabove stated and except for the lien of ad valorem taxes for the current tax year; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said Industrial Development Board of the Town of Pelham, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Jamestown Corporation has caused these presents to be executed by Garr Williams as President and its corporate seal to be hereunto attested by Sandra Franklin, its Secretary, this the 23rd day of June, 1971.

JAMESTOWN CORPORATION, An Alabama Corporation.

By

Garr S. Williams  
Its President

ATTEST:

Sandra C. Franklin  
Its Secretary

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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, Jean Spann, a Notary Public  
in and for said County, in said State, certify that Garr  
Williams, whose name as President of Jamestown Corporation,  
an Alabama corporation, is signed to the foregoing instrument,  
and who is known to me, acknowledged before me on this day,  
that, being informed of the contents of such instrument, he  
as such officer and with full authority, executed the same  
voluntarily for and as the act of said corporation.

Given under my hand, this 23<sup>rd</sup> day of June, 1971.

Jean Spann  
Notary Public

19710831000036230 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
08/31/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY  
I hereby certify that no Dued Fee has been  
collected on this instrument.  
Conroy M. Fowler  
Judge of Probate  
JUN 30 1971

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
EXEMPT  
1971 AUG 31 AM 10:30  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conroy M. Fowler  
JUDGE OF PROBATE