

83/3


Mtq 321-896

11744

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



19720405000017870 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: that in consideration of THREE HUNDRED AND TWENTY FIVE THOUSAND (\$325,000.00) DOLLARS to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Robert F. McCullough and wife, Mary K. McCullough (herein referred to as grantors) grant, bargain, sell and convey unto Pelham Industrial Park, Inc., a corporation (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL ONE

The NE quarter of SW quarter; the NW quarter of SE quarter and the SE quarter of NW quarter; also one and one-half acres in NE corner of SW quarter of SE quarter bounded as follows: on the north by the NW quarter of SE quarter, on the east by the SE quarter of the SE quarter, on the south and west by the Tuscaloosa Road; all in Section 14, Township 30, Range 3 West. Excepting therefrom all railroad rights of way in favor of AB&C Railroad Company (now Atlantic Coast Line) and L&N Railroad Company; except a certain mill site on Buck Creek known as the Needham Lee Mill site sufficient for abutments on both sides of said creek and containing in all about one acre; except five acres lying between the west boundary line of the NE quarter of the SW quarter and the L&N Railroad Company right of way beginning where said west boundary crosses said right of way and running south so as to form a triangle, known as the Needham Lee Miller's house place; and except a strip of land of uniform width of fifty-six feet lying along and west of the north and south center line of the SE quarter of said Section 14 and south of the AB&C Railroad Company right of way and north of the Old Tuscaloosa Road as said strip is described in deed recorded in Deed Book 121, Page 85, SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL TWO

The SW quarter of the NE quarter; that part of the SE quarter of the NE quarter which lies west of the Old Birmingham Highway, except for a strip of eight acres off the north side thereof and approximately two acres constituting a cemetery in the NE portion; that part of the E half of the SE quarter lying west of the old Birmingham Highway and northeast of the right of way of the AB&C Railroad Company (now Atlantic Coast Line Railroad Company); all in Section 14, Township 20, Range 3 West. SITUATED IN SHELBY COUNTY, ALABAMA.

There is excepted herefrom that certain property which was conveyed to Southern Natural Gas Company by deed recorded in Deed Book 267, Page 170, in the

Probate Records of Shelby County, Alabama, and that certain property conveyed to ACL Railroad Company by deed dated August 27, 1963, and recorded in Deed Book 228, Page 383, in said Probate Records.

Said property sold and conveyed subject to the following:

1A. Taxes for 1971

1. Right of way in favor of Alabama Power Company, Volume 76, Page 307 (Affects Parcel I); Volume 142, Page 567 (Affects Parcel I); Volume 169, Page 19 (Affects Parcel I); Volume 206, Page 202 (Affects Parcel I); Volume 93, Page 392 (Affects Parcel II); Volume 169, Page 17 (Affects Parcel II); Volume 206, Page 200 (Affects Parcel II); Volume 127, Page 566 (Affects Parcel II); Volume 182, Page 56 (Affects Parcel I).
2. Pipe line permits in favor of Southern Natural Gas Corporation, Volume 90, Page 296 (Affects Parcel I) and in favor of Southern Natural Gas Company, Volume 143, Page 105, (Affects Parcels I & II).
3. Sixth foot right of way in favor of The Tennessee & Alabama R.R. Company dated 1863, recorded in Book "O", Page 143 (Covers Parcel II).
4. 100 foot right of way in favor of Atlanta, Birmingham and Atlantic Railroad Company dated 1906 recorded in Volume 36, Page 254 (Affects Parcel II).
5. Side tract and tract lease agreements respectively in favor of Atlantic Coast Line Railroad Company recorded in Volume 187, Page 339, Volume 187, Page 346 and Volume 148, Page 258 (Covers Parcels I & II).
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Volume 11, Page 344 (Covers that part of the NE quarter described in Parcel II).
7. There will be excepted herefrom any part of said property lying in the West one-half of the SE quarter of the SE quarter.
8. There is excepted herefrom that certain property which was conveyed to Southern Natural Gas Company by deed recorded in Deed Book 267, Page 170, in the Probate Records of Shelby County, Alabama, and that certain property conveyed to ACL Railroad Company by deed dated August 27, 1963, and recorded in Deed Book 228, Page 383, in said Probate Records.
9. Also subject to easement to Southern Natural Gas Company as shown by instrument recorded in Deed Book 267, Page 172 and subject to easement to Alabama Power Company recorded in Deed Book 248, Page 835 and Deed Book 248, Page 837, in said Probate Records.
10. Subject to lease, right of way and agreements in favor of the ACL Railroad dated December 7, 1963, and recorded respectively in Deed Book 229, Page 792, and Deed Book 229, Page 797, in the Probate Records of Shelby, Alabama.
11. Subject to right of way for public road granted to Shelby County in Deed Book 253, Page 544, in said Probate Office.



19720405000017870 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1972 12:00:00 AM FILED/CERT

Handwritten initials: Kew m m

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of October, 1971.



19720405000017870 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1972 12:00:00 AM FILED/CERT

Robert F. McCullough (SEAL)
Robert F. McCullough

Mary K. McCullough (SEAL)
Mary K. McCullough

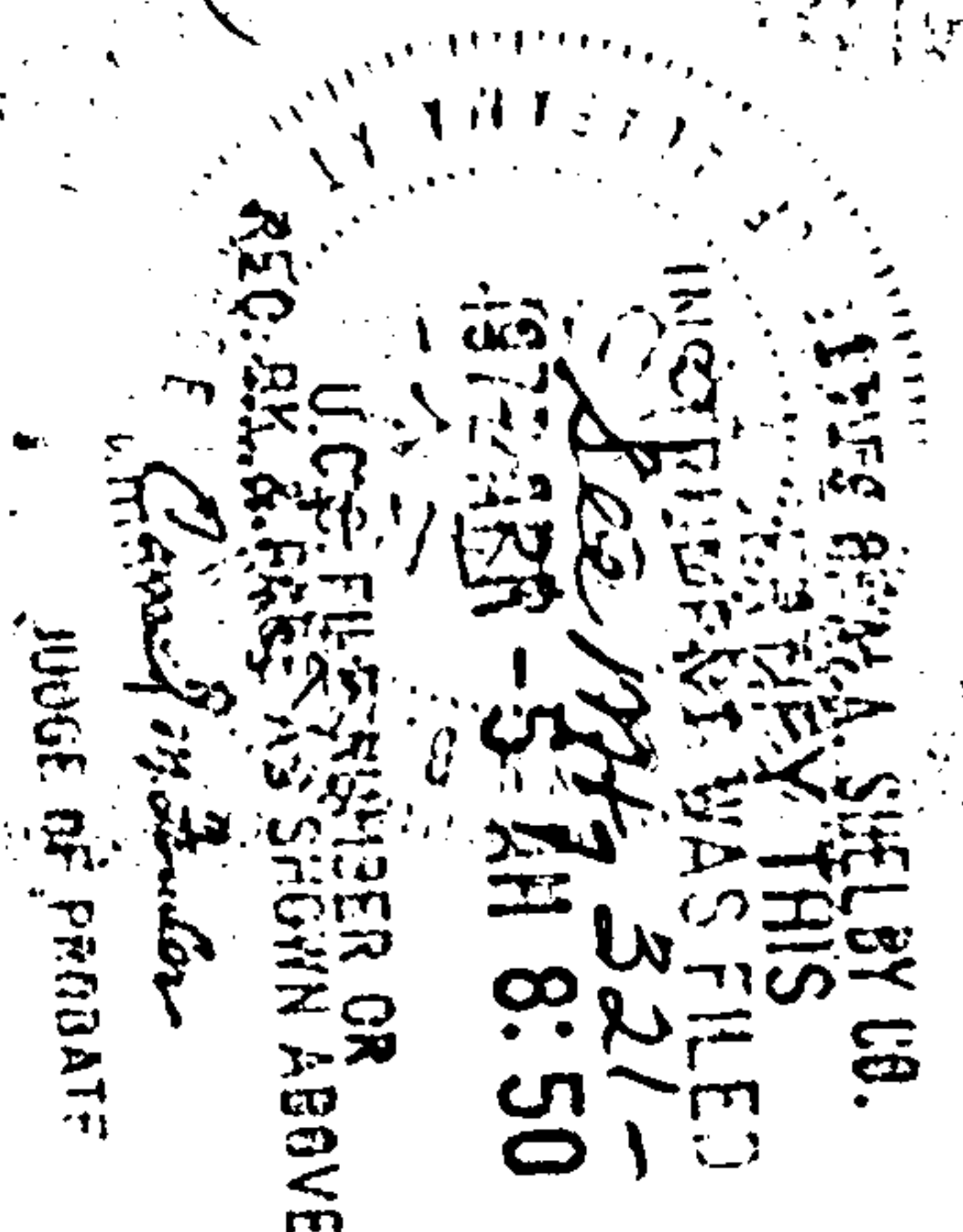
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Carlton B. Nelson, a Notary Public in and for said County, in said State, hereby certify that Robert F. McCullough and wife, Mary K. McCullough, 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 19th day of October, 1971.

Carlton B. Nelson
Notary Public
My Commission
Expires 4/14/74



This instrument was prepared by Carlton B. Nelson, 1300 1/2 1st Avenue Building, Birmingham, Ala.

The purchase price of the above described real estate was paid from a mortgage loan closed simultaneously with the delivery of this deed.