

This instrument was prepared by Harrison and Conwill, Attorneys at Law,
Columbiana, Alabama 35051

CORPORATION FORM WARRANTY DEED

3327

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar and exchange of like properties to the undersigned grantor, Victor Scott Construction Company, Inc., a corporation, in hand paid by Kimberly-Clark Corporation the receipt of which is hereby acknowledged, the said Victor Scott Construction Company, Inc. does by these presents, grant, bargain, sell and convey unto the said Kimberly-Clark Corporation the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I: Part of the $SE\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, more specifically described as: Begin at the SW corner of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West; thence North along the West line of said $NW\frac{1}{4}$ of $SE\frac{1}{4}$, 225.0 feet; thence right 97 deg. 00 min. 158.0 feet; thence left 93 deg. 5 min. 278.12 feet; thence 96 deg. 55 min. left 176.0 feet to the West line of said $\frac{1}{4}-\frac{1}{4}$ section; thence 93 deg. 00 min. right and North along the West line of said $\frac{1}{4}-\frac{1}{4}$ section 834.1 feet to the Northwest corner of said $NW\frac{1}{4}$ of $SE\frac{1}{4}$; thence 89 deg. 11 min. 5 sec. right and East along the North line of said $\frac{1}{4}-\frac{1}{4}$, 449.26 feet; thence 81 deg. 11 min. right 277.58 feet; thence 2 deg. 3 min. left 233.02 feet; thence 3 deg. 00 min. right 119.52 feet; thence 79 deg. 15 min. left 350.26 feet; thence 99 deg. 02 min. left 93.0 feet; thence 93 deg. 15 min. right 202.3 feet; thence 66 deg. 17 min. right 103.0 feet; thence 20 deg. 45 min. left 208.49 feet; thence 4 deg. 30 min. right 213.1 feet to the North right-of-way line of the Southern Railroad; thence 84 deg. 31 min. right and along said right-of-way a distance of 1,389.76 feet to a point; thence 85 deg. 19 min. right 613.79 feet to the point of beginning.

PARCEL II: Commence at the Northwest corner of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}-\frac{1}{4}$ section a distance of 449.26 feet; thence turn an angle of 81 deg. 11 min. to the right and run a distance of 277.58 feet; thence turn an angle of 2 deg. 03 min. left and run a distance of 233.02 feet; thence turn an angle of 3 deg. 00 min. to the right and run a distance of 119.52 feet; thence turn an angle of 79 deg. 15 min. left and run a distance of 350.26 feet; thence turn an angle of 99 deg. 02 min. left and run a distance of 93.00 feet; thence turn an angle of 93 deg. 15 min. right 202.30 feet; thence 66 deg. 17 min. right 103.00 feet; thence 20 deg. 45 min. left 208.49 feet; thence 4 deg. 30 min. right 313.10 feet; thence 95 deg. 25 min. left 298.08 feet to the point of beginning; and a point on the South right-of-way line of the Southern Railroad; thence turn an angle of 136 deg. 41 min. right 519.93 feet; thence 88 deg. 47 min. right 157.79 feet; thence 91 deg. 30 min. left 104.49 feet to the North right-of-way line of the Columbiana By-Pass (Alabama Highway No. 25); thence 68 deg. 37 min. right and run along said highway right-of-way 15.06 feet to the P.C. of a curve; thence continue along said right-of-way line through a curve whose delta angle is 15 deg. 56 min. left, tangent distance is 443.73 feet, radius is 3,170.63 feet, length of arc is 883.56 feet; thence 30 deg. 13 min. right from a tangent of said curve 149.33 feet; thence 93 deg. 08 min. right 199.40 feet to the South right-of-way line of the Southern Railroad; thence 65 deg. 02 min. right and run along said right-of-way line 247.55 feet to the P.C. of a curve; thence continue along said right-of-way through a curve whose delta angle is 15 deg. 02 min. left, tangent distance is 396.33 feet, radius is 3,003.64 feet, length of arc is 788.10 feet to the P.T. of said curve; thence continue along said right-of-way 409.78 feet to the point of beginning, situated in the $SE\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West. LESS AND EXCEPT lots 17 and 18, of the Nichols Addition to Columbiana, Alabama.

SUBJECT TO THE FOLLOWING:

1. The lien for ad valorem taxes due and payable October 1, 1974, which the Grantees herein assume and agree to pay
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record which would be disclosed by an accurate survey and inspection of the premises.
3. All Streets, Avenues, and Alleys, dedicated by the survey of Nichols Addition to Columbiana recorded in Map Book 3, Page 74.
4. Right-of-way granted to Alabama Power Company by instruments recorded in Deed Book 269, Page 75; Deed Book 104, Page 152; Deed Book 129, Page 76; Deed Book 133, Page 281; Deed Book 141, Page 605; Deed Book 154, Page 26; and Deed Book 241, page 343.
5. Right-of-way and Pole Permit granted to Southern Bell Telephone and Telegraph Company, by instrument recorded in Deed Book 246, Page 894.

TO HAVE AND TO HOLD, To the said Kimberly-Clark Corporation, its successors and assigns forever.

And said Victor Scott Construction Company, Inc., does for itself, its successors and assigns, covenant with said Kimberly-Clark Corporation, 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 Kimberly-Clark Corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Victor Scott Construction Company, Inc., by its President, Victor Scott, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of January, 1974

Secretary

VICTOR SCOTT CONSTRUCTION COMPANY, INC.

BY

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that Victor Scott, whose name as President of Victor Scott Construction Company, Inc., 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 official seal, this the 18 day of January, 1974.



19740128000004340 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/28/1974 12:00:00 AM FILED/CERT

Notary Public
My Commission Expires July 27, 1974

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 28 AM 7:41
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FILE NUMBER OR
PAGE AS SHOWN AND
JUDGE OF PROBATE