

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

3639
: KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand Five Hundred Ten and 25/100 Dollars (\$98,510.25) to the undersigned Grantor, PELHAM INDUSTRIAL PARK, INC. , a corporation, in hand paid by O. DALE PARKER the receipt of which is hereby acknowledged, the said PELHAM INDUSTRIAL PARK, INC. does by these presents, grant, bargain, sell and convey unto the said O. DALE PARKER the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 14, thence in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 338.75 feet, thence 90 degrees left in a Southerly direction a distance of 699.07 feet to the Point of Beginning; thence 180 degrees in a Northerly direction a distance of 150.0 feet to a point on a curve to the right, said curve having a central angle of 21 degrees 09 minutes 30 seconds and a radius of 242.71 feet, thence 90 degrees right to tangent of said curve, thence in a Southeasterly direction a distance of 89.63 feet along arc of said curve to end of said curve and beginning of a curve to the left, said curve having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet, thence in a Southeasterly direction along arc of said curve a distance of 206.27 feet to end of said curve, thence continue in a Southeasterly direction a distance of 225.0 feet to the beginning of a curve to the right, said curve having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet, thence along arc of said curve in a Southeasterly direction a distance of 197.39 feet to end of said curve, thence continue in a Southeasterly direction a distance of 104.80 feet to the beginning of a curve to the left, said curve having a central angle of 5 degrees 04 minutes 17 seconds and a radius of 2227.17 feet, thence along arc of said curve in a Southeasterly direction a distance of 197.13 feet, thence 89 degrees 52 minutes 17 seconds right, measured from tangent of said curve, in a Southerly direction a distance of 367.58 feet to the beginning of a curve to the left, said curve having a central angle of 14 degrees 00 minutes and a radius of 1107.66 feet, thence along arc of said curve in a Southeasterly direction a distance of 270.65 feet to end of said curve, thence continue in a Southeasterly direction a distance of 39.56 feet to the intersection of the Northeast right of way of Atlantic Coast Line Railroad, thence 136 degrees 28 minutes 30 seconds right, continuing along said right of way in a Northwesterly direction a distance of 1205.74 feet to the Point of Beginning. Said parcel contains 8.474 acres.

BOOK 285 PAGE 378



19740218000008000 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1974 12:00:00 AM FILED/CERT

The above and foregoing property is conveyed subject to the following:

1. Taxes for the current year and subsequent years.
2. Rights of ways in favor of Ala. Power Co. recorded in Vol. 169, page 19; in Vol. 127, page 566.
3. Pipeline permits in favor of Southern Natural Gas Corporation recorded in Vol. 90, page 296; in said Probate Office, which is dated 30th Sept. 1929.
4. 100 foot right of way in favor of Atlanta, Birmingham and Atlantic Railroad Co. dated 1906 recorded in Vol. 36, page 254.
5. Side tract and tract lease agreements respectively in favor of Atlantic Coast Line Railroad Company recorded in Vol. 187, page 339; in Vol. 187, page 346 and Vol. 148, page 258.
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 Vol. 11, page 344.
7. Subject to lease, right of way and agreements in favor of ACL Railroad dated 12/7/63 recorded respectively in Deed Book 229, page 792 & Deed Book 229, page 797 in said Probate Records.

TO HAVE AND TO HOLD Unto the said O. DALE PARKER, his heirs and assigns forever.

And said Pelham Industrial Park, Inc. does for itself, its successors and assigns, covenant with said O. Dale Parker, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, 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 O. Dale Parker, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PELHAM INDUSTRIAL PARK, INC. by its President, Owen Fay Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of February, 1974.

ATTEST:

Delano Morris

Secretary

PELHAM INDUSTRIAL PARK, INC.

BY Owen F. Parker
Its President



19740218000008000 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1974 12:00:00 AM FILED/CERT