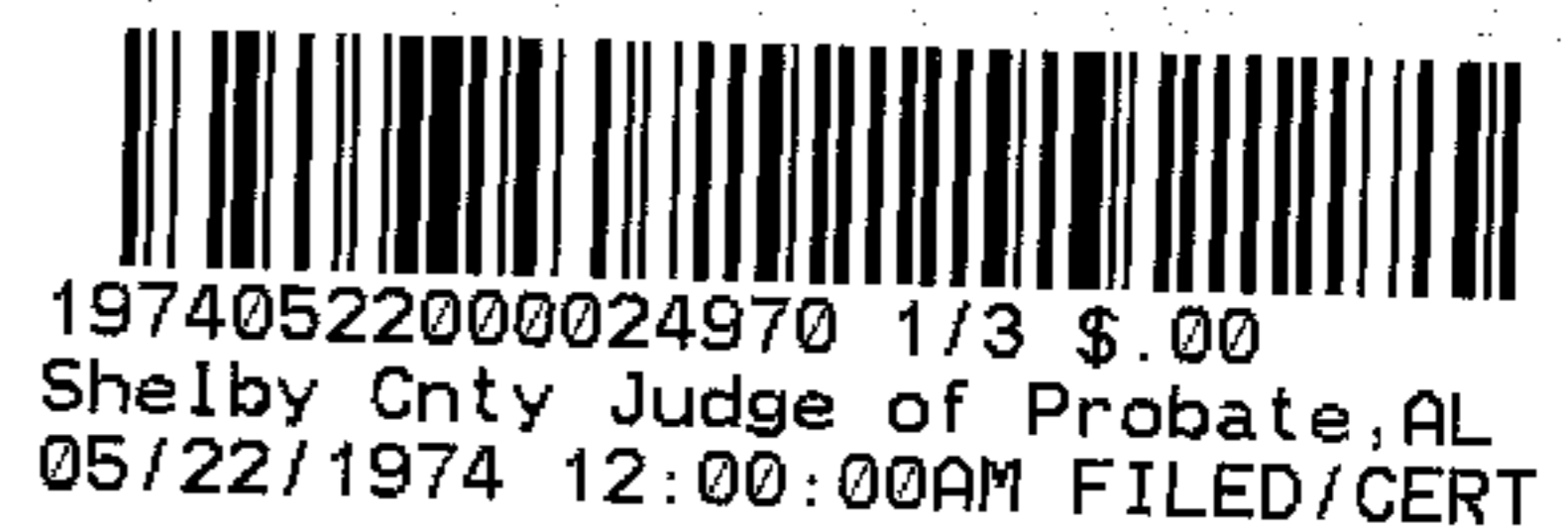


WARRANTY DEED

5721

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars (\$1,000.00) and other valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Alvin McGoughy and wife Jessie F. McGoughy (hereinafter referred to as "Grantors"), grant, bargain, sell and convey unto BROWN MOULDING COMPANY, INC., a corporation, (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1

Commence at a point on center line of the main track of the Southern Railroad Company 965.4 feet Northeast from the point where said center line of said track intersects the line between Sections 3 and 4, Township 24 North, Range 12 East; thence North 17 degrees, 02 minutes West, a distance of 68.0 feet to a point on the tangent of the Southeast boundary of Shelby Street; thence North 17 degrees, 44 minutes East along the tangent and Southeast boundary of Shelby Street a distance of 455.80 feet to the point of beginning of the property herein described; thence continue North 17 degrees, 44 minutes East along the Southeast boundary of Shelby Street a distance of 249.60 feet to a point lying 26.0 feet South of the South edge of Shoal Creek; thence South 65 degrees, 02 minutes East a distance of 399.90 feet to a point lying 11.0 feet South of the South edge of Shoal Creek; thence South 79 degrees, 40 minutes East a distance of 116.30 feet to a point lying 7.0 feet South of the South edge of Shoal Creek; thence South 6 degrees, 05 minutes East a distance of 86.40 feet to a point on the North margin of the old Columbiana-Centerville Road; thence South 79 degrees, 25 minutes West along the North margin of said road a distance of 348.90 feet to a point; thence South 73 degrees, 15 minutes West continuing along the North margin of said road a distance of 90.90 feet to a point; thence North 16 degrees, 53 minutes West a distance of 99.40 feet to a point; thence North 72 degrees 16 minutes West a distance of 108.40 feet to the point of beginning, said property being situated in Section 3, Township 24 North, Range 12 East, and in the Town of Montevallo, Shelby County, Alabama.

Parcel 2

Commence at a point on center line of the Main track of the Southern Railroad Company 965.4 feet Northeast from the point where said center line of said track intersects the line between Sections 3

BOOK 287 PAGE 39

and 4, Township 24 North, Range 12 East; thence North 17 degrees, 02 minutes West, a distance of 68.0 feet to a point on the tangent of the Southeast boundary of Shelby Street; thence North 17 degrees, 44 minutes East along the tangent and Southeast boundary of Shelby Street a distance of 705.40 feet to a point lying 26.0 feet South of the South edge of Shoal Creek, said point being the Northwest corner of a parcel heretofore conveyed by the Grantor, Annie Jo Brown, to W. V. Brown on October 6, 1958, as shown by deed recorded in Deed Book 198 at Page 142, Office of Judge of Probate of Shelby County, Alabama, said point being the point of beginning of the parcel herein described; thence South 65 degrees, 02 minutes East a distance of 399.90 feet to a point lying 11.0 feet South of the South edge of Shoal Creek; thence South 79 degrees, 40 minutes East a distance of 116.30 feet to a point lying 7.0 feet South of the South edge of Shoal Creek; thence turn an angle of 73 degrees, 35 minutes to the left and run 32 feet, more or less, to the center of Shoal Creek; thence run Northwesterly along the meanderings of the center line of said Shoal Creek to the intersection thereof with the Southeast boundary of Shelby Street; thence run Southwesterly along the Southeast boundary of Shelby Street a distance of 46 feet, more or less, to the point of beginning, except road right of way as shown by deeds recorded in Deed Book 200, Page 409, and Deed Book 201, Page 232, said property being situated in Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

The foregoing property is conveyed subject to easements heretofore conveyed to Alabama Power Company which are recorded in Book 91, at page 115 and Book 141 at page 337 of the Shelby County Probate Records.

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 15 day of May, 1974.

1974052200024970 2/3 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1974 12:00:00AM FILED/CERT

Alvin McGoughy (L.S.)
Alvin McGoughy
Jessie F. McGoughy (L.S.)
Jessie F. McGoughy

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority in and for said county in said state, hereby certify that Alvin McGaughy and wife Jessie F. McGaughy, 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 15 day of MAY, 1974.

JACKIE M. HICKS

Notary Public

My Commission expires 2-78.

[Notarial Seal]

19740522000024970 3/3 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
1974 MAY 22 AM 9:36
REC. 24 36.00

BOOK 287 PAGE 41