

CORPORATION FORM WARRANTY DEED

5977

STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand Two Hundred and no/100 Dollars (\$70,200.00), to the undersigned grantor, PELHAM INDUSTRIAL PARK, INC., a corporation, in hand paid by AMERICAN FOREST PRODUCTS CORPORATION, a Delaware corporation with its principal place of business in San Francisco, California, 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 AMERICAN FOREST PRODUCTS CORPORATION, a Delaware corporation with its principal place of business in San Francisco, California, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section, thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 73.83 feet, thence 88 degrees 23 minutes right in a Northerly direction a distance of 174.72 feet to the Point of Beginning; thence continue along last described course a distance of 458.98 feet to the Southwesterly right of way line of the Atlantic Coast Line Railroad, thence 48 degrees 19 minutes 30 seconds left in a Northwesterly direction along said right of way a distance of 80.80 feet, thence 0 degrees 12 minutes left continuing along said right of way a distance of 15.86 feet, thence 40 degrees 43 minutes left in a Westerly direction a distance of 76.65 feet, thence 40 degrees 43 minutes right in a Northwesterly direction a distance of 685.77 feet, thence 90 degrees left in a southwesterly direction a distance of 294.17 feet, thence 90 degrees left in a Southeasterly direction a distance of 1144.51 feet to the Point of Beginning. Said parcel contains 7.02 acres.

SUBJECT TO:

1. Right of way in favor of Alabama Power Company recorded in Probate Office of Shelby County, Alabama, in Vol. 76, page 307, Vol. 169, page 19, Vol. 182, page 56.
2. Permit to South Central Bell Telephone Company recorded in Probate Office of Shelby County, Alabama, in Deed Book 285, page 183.
3. Power lines as shown on survey by Allen Whitley, Reg. No. 3943, dated April 1974.

GRANTOR agrees to pay ad valorem taxes due October 1, 1974.

TO HAVE AND TO HOLD Unto the said AMERICAN FOREST PRODUCTS CORPORATION, a Delaware corporation having its principal place of business in San Francisco, California, its successors and assigns forever.

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And said PELHAM INDUSTRIAL PARK, INC. does for itself, its successors and assigns, covenant with said AMERICAN FOREST PRODUCTS CORPORATION, its successors 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 AMERICAN FOREST PRODUCTS CORPORATION, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said PELHAM INDUSTRIAL PARK, INC. by its President, OWEN F. PARKER, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of May, 1974.

ATTEST:

Delano Morris  
Its Secretary

PELHAM INDUSTRIAL PARK, INC.

By Owen F. Parker  
Owen F. Parker, President



19740603000026670 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/03/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that OWEN F. PARKER, whose name as President of PELHAM INDUSTRIAL PARK, 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 29 day of May, 1974.

Pearl Austin  
Notary Public

This instrument was prepared by  
Walter L. Mims, Attorney  
1010 Massey Building  
Birmingham, Alabama 35203

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
INSTRUMENT WAS FILED  
1974 JUN 3 AM 10:25  
U.C.C. FILE NUMBER OR  
REC. BN. & PAGE NO SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

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