

WARRANTY DEED

2346

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

That in consideration of Thirty Two Thousand Three Hundred Twelve Dollars and Fifty Cents (\$32,312.50) to the undersigned Grantor PELHAM INDUSTRIAL PARK INC., a corporation, in hand paid by JOSEPH A. DEMARCO, JR., 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 JOSEPH A. DEMARCO, JR., the following described real estate, situated in Shelby County, Alabama:

A parcel of land located in the W 1/2 of the SE 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 the NW 1/4 of the SE 1/4 of said Section, thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 56.02 feet to the point of beginning; thence continue along last described course a distance of 17.81 feet, thence 88 degrees 23 minutes right in a Northerly direction a distance of 174.72 feet, thence 48 degrees 31 minutes 30 seconds left in a Northwesterly direction a distance of 17 feet, thence 66 degrees 16 minutes 20 seconds left in a Southwesterly direction a distance of 417.09 feet, thence 83 degrees 57 minutes 23 seconds left in a Southeasterly direction a distance of 89.93 feet, thence 15 degrees 09 minutes 23 seconds left in a Southeasterly direction a distance of 122.76 feet, thence 38 degrees 06 minutes 43 seconds left in a Southeasterly direction a distance of 328.62 feet, thence 108 degrees 08 minutes 30 seconds left in a Northerly direction a distance of 276.92 feet to the point of beginning.

This conveyance subject to:

1. Taxes for 1975.

2. Right of way in favor of Alabama Power Company recorded in said Probate Office of Shelby County, Alabama in Deed Volume 76, Page 307; in Volume 169, page 19; and in Volume 182, page 56.

TO HAVE AND TO HOLD, To the said Joseph A. DeMarco, Jr., his heirs and assigns forever. And said Pelham Industrial Park Inc., does for itself, its successors and assigns, covenant with said Joseph A. DeMarco, Jr., his heirs 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 Joseph A. DeMarco, Jr., 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 F. Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of December, 1974.

PELHAM INDUSTRIAL PARK, INC.,

ATTEST:

Delano Morris

Secretary

By: *Owen F. Parker*

It's President

19750205000005750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1975 12:00:00AM FILED/CERT

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COUNTY OF ALABAMA)

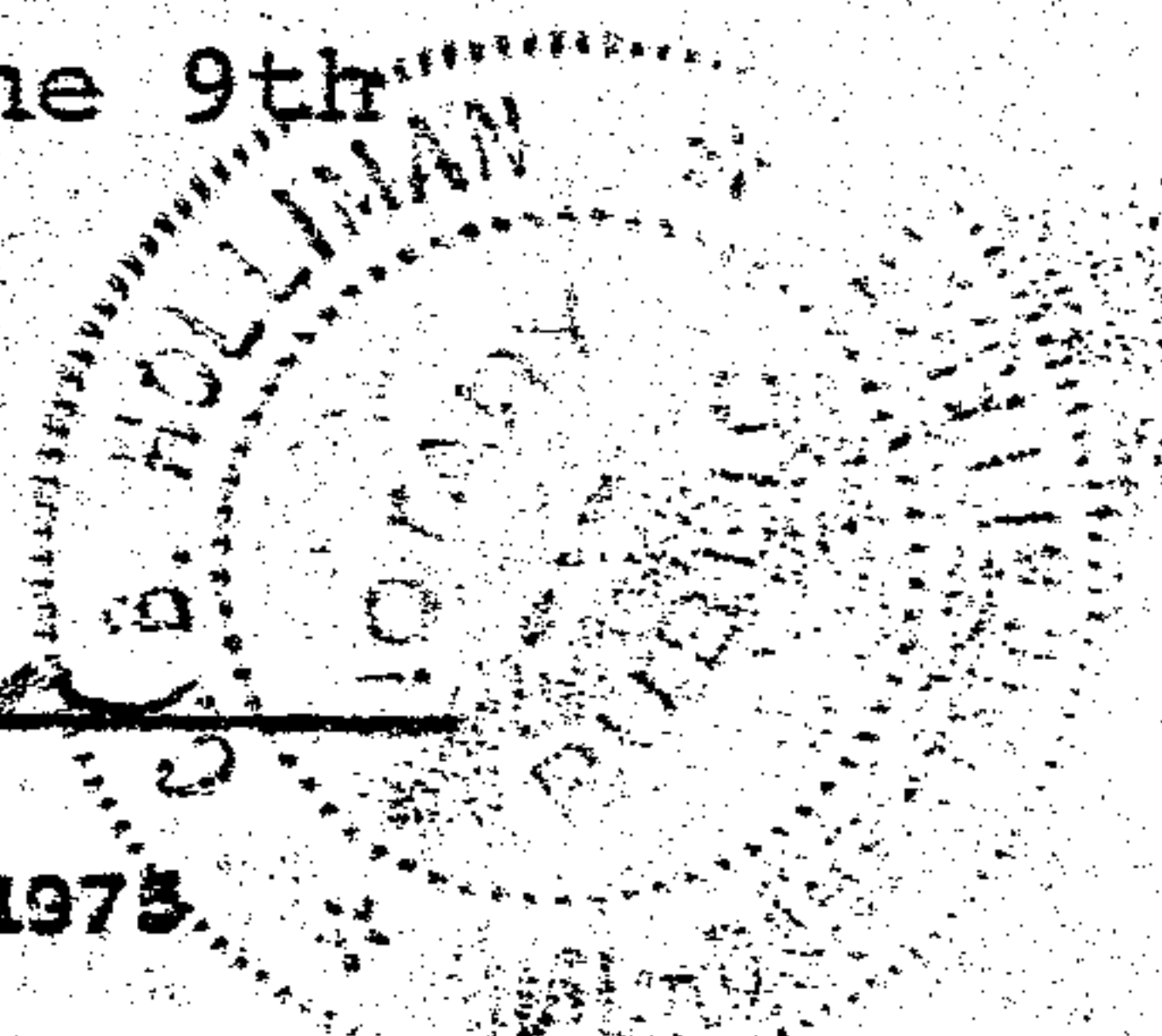
COUNTY OF SHELBY)

I, C.B.Holliman, 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 9th day of December, 1974.

C.B. Holliman
Notary Public

My Commission Expires March 30, 1975



This Instrument prepared by: C.B.Holliman P.O.Box 20129
Birmingham, Alabama 35216



197502050000005750 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -5 3 2 50
AM 11:13
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRESPONDENCE
JUDGE OF PROBATE