

2518

This instrument was prepared by:

John E. Grenier
1800 City Federal Building
Birmingham, Alabama 35203

See Mtg 344-361
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, SEPCO Corporation, an Alabama corporation, (herein referred to as grantor), grants, bargains, sells and conveys unto The Industrial Development Board of the Town of Pelham, a corporation (herein referred to as grantee), the following real estate, situated in Shelby County, Alabama, to-wit:

Description of a Tract of land situated in Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West and run East along the North boundary line of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter for a distance of 1526.45 feet to a point of intersection with the West right-of-way line of the U.S. Highway No. 31; thence an angle right of 115°27' and run Southwesterly along the West right-of-way line of said Highway for a distance of 98.21 feet to point of beginning; thence continue Southwesterly along West right-of-way line of said Highway for a distance of 235.45 feet; thence an angle right of 64°33' and run West for a distance 95.09 feet; thence an angle right of 89°56' and run Northerly 182.12 feet; thence an angle right of 90°00' and run Easterly 45.0 feet; thence an angle left of 90°00' and run Northerly 30.25 feet; thence an angle right of 90° and run Easterly 151.52 feet to point of beginning. Said Tract containing 0.679 Acres.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the said grantor does for itself and for its successors and assigns covenant with the said grantees and its successors and assigns, that the grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantees and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has caused this warranty deed to be signed in its name and behalf, and its corporate seal af-

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Shelby Cnty Judge of Probate, AL
02/17/1975 12:00:00AM FILED/CERT

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fixed hereto and attested, by its officers, thereunto duly authorized,
on this 17th day of February, 1975



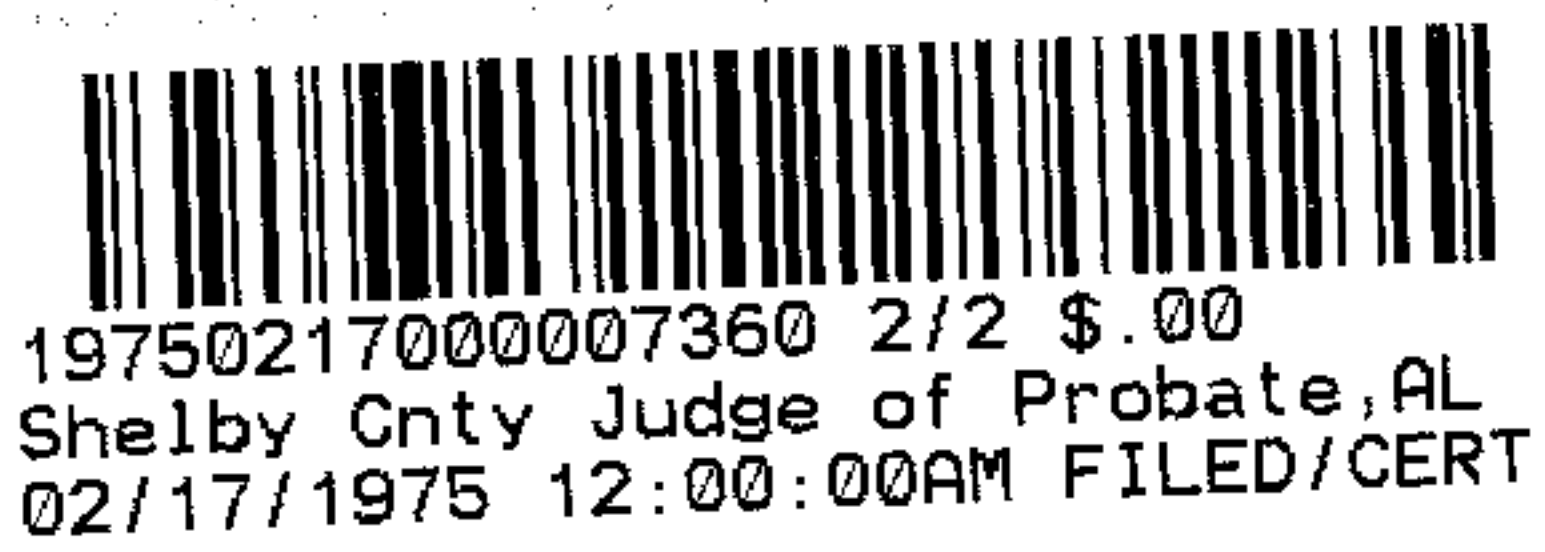
SEPCO CORPORATION

By

W. Gibson
Its PRESIDENT

ATTEST:

R. Larry Culver
Secretary



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and
for said County, in said State, hereby certify that W. Gibson
W. Gibson Jr. whose name as President
of SEPCO 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 17th day of
February, 1975

Wanda D. Dally
Notary Public

STATE OF ALABAMA, SHELBY COUNTY
NOTARY PUBLIC
INSTRUMENT WAS FILED
W. Gibson
1975 FEB 17 PM 1:58
U.C.C. FILE NUMBER OR
REC. DIV. & PAGE AS SHOWN ABOVE
CORRECTION
JUDGE OF PROBATE