

3170

This instrument was prepared by

(Name) Carolyn B. Nelson

(Address) 1800 City Federal Building, Birmingham, Alabama 35203

CORPORATION WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Thirty-Six Thousand One Hundred Twenty & No/100 (\$36,120.00) DOLLARS, to the undersigned grantor, Pelham Industrial Park, Inc., a corporation, in hand paid by South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the city of Birmingham, Alabama, 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 South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the city of Birmingham, Alabama, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW-1/4 of the NE-1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Northwest corner of said SW-1/4 of the NE-1/4; thence, run South 89 degrees 28' 38" East along the north line of said 1/4-1/4 section for a distance of 789.65 feet to a point; thence, turn an angle right of 93 degrees 13' 38" and run South 3 degrees 45' West for a distance of 178.72 feet to the point of beginning; thence, continue South 3 degrees 45' West for a distance of 450.00 feet to a point on the north right of way line of Industrial Park Drive, said point being the intersection of said north right of way line with the east right of way line of Parker Drive, if extended across Industrial Park Drive; thence, turn an angle right of 90 degrees 00' and run North 86 degrees 15' West along said north right of way line for a distance of 75.00 feet to the beginning of a curve to the right, said curve having a radius of 2,177.17 feet and subtending a central angle of 4 degrees 33' 57"; thence, run in a northwesterly direction along the arc of said curve for a distance of 175.09 feet to a point; thence, turn an angle right of 85 degrees 26' 03" from "tan. to curve" and run North 3 degrees 45' East for a distance of 450.00 feet to a point; thence, turn an angle right of 91 degrees 35' 51" and run South 84 degrees 39' 09" East for a distance of 250.00 feet to the point of beginning. Tract is subject to a 15' wide utility easement along Industrial Park Drive. Tract contains 2.592 acres.

Subject to:

1. Taxes for 1976 and subsequent years.
2. Permit from Pelham Industrial Park, Inc. to South Central Bell Telephone Company in Probate Office of Shelby County, Alabama in Deed Book 285 page 183.
3. Transmission line permits to Alabama Power Company recorded in said Probate Office in Deed Book 127, page 566 and in Deed Book 169, page 19.



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Shelby Cnty Judge of Probate, AL  
03/24/1975 12:00:00AM FILED/CERT

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TO HAVE AND TO HOLD, To the said South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the City of Birmingham, Alabama, its successors and assigns forever.

And said Pelham Industrial Park, Inc. does for itself, its successors and assigns, covenant with said South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the city of Birmingham, Alabama, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the city of Birmingham, Alabama, 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 20<sup>th</sup> day of March, 1975.

PELHAM INDUSTRIAL PARK, INC.

By: Owen F. Parker  
Its President

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Shelby Cnty Judge of Probate, AL  
03/24/1975 12:00:00AM FILED/CERT

ATTEST.

Delano Morris  
Delano Morris, Its Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

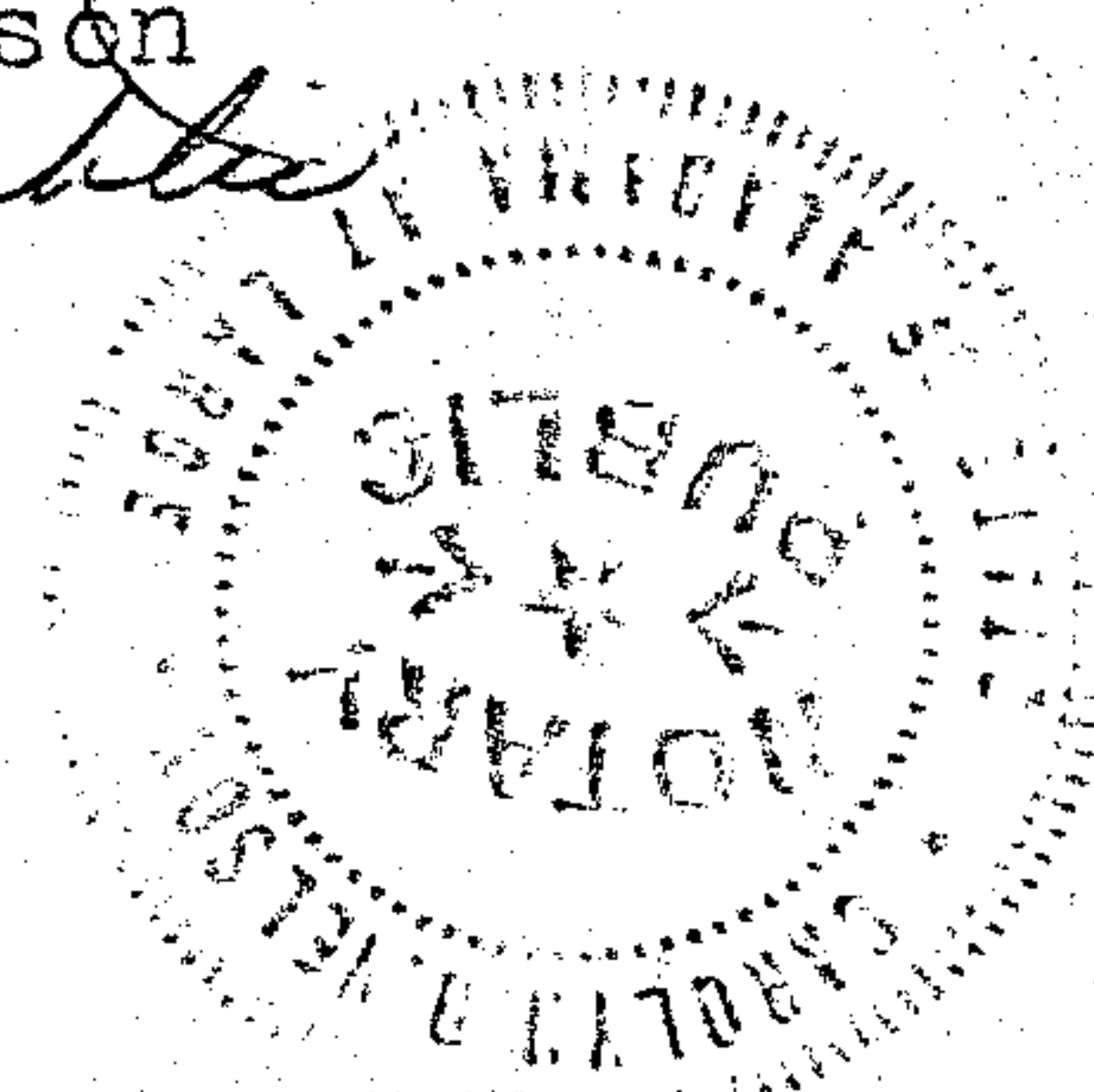
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Owen F. Parker whose name as President of Pelham Industrial Park, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 20<sup>th</sup> day of March, 1975.

Carolyn B. Nelson  
Carolyn B. Nelson  
Notary Public

My Commission Expires:

4-25-78



STATE OF ALA. SHELBY CO.  
RECORDING DIVISION  
INSTRUMENT WAS FILED  
1975 MAR 24 AM 8:16  
U.C.C. FILE NUMBER OR  
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