

6034

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Seven Thousand Five Hundred Dollars (\$37,500.00) to the undersigned Grantor PELHAM INDUSTRIAL PARK INC., a corporation, in hand paid by HENRY S. ARNOLD and AMY B. ARNOLD, 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 HENRY S. ARNOLD and AMY B. ARNOLD, the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land located in the NW1/4 of the SE1/4 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 deg. 23 min. right in a Northerly direction a distance of 174.72 feet to the most Southerly corner of American Forest Products property; thence 48 deg. 31 min. 30 seconds left in a Northwesterly direction along the Southwest line of American Forest Products property a distance of 539.51 feet to the point of beginning; thence continue along last described course a distance of 605.00 feet to a point on the southeast line of Parker Drive; thence 90 deg. left in a southwesterly direction along said Southeast line of Parker Drive a distance of 180.0 feet; thence 90 deg. left in a Southeasterly direction a distance of 605.00 feet; thence 90 deg. left in a northeasterly direction a distance of 180.0 feet to the point of beginning. Said parcel contains 2.5 acres.

This conveyance subject to:

1. 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.
2. Permit to South Central Bell Telephone Company recorded in Probate Office of Shelby County, Alabama, in Deed Book 285, page 183.

TO HAVE AND TO HOLD, to the said Henry S. Arnold and Amy B. Arnold, their heirs and assigns forever. And said Pelham Industrial Park Inc., does for itself, its successors and assigns, covenant with said Henry S. Arnold and Amy B. Arnold, their heirs 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 Henry S. Arnold and Amy B. Arnold, their 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 exe-

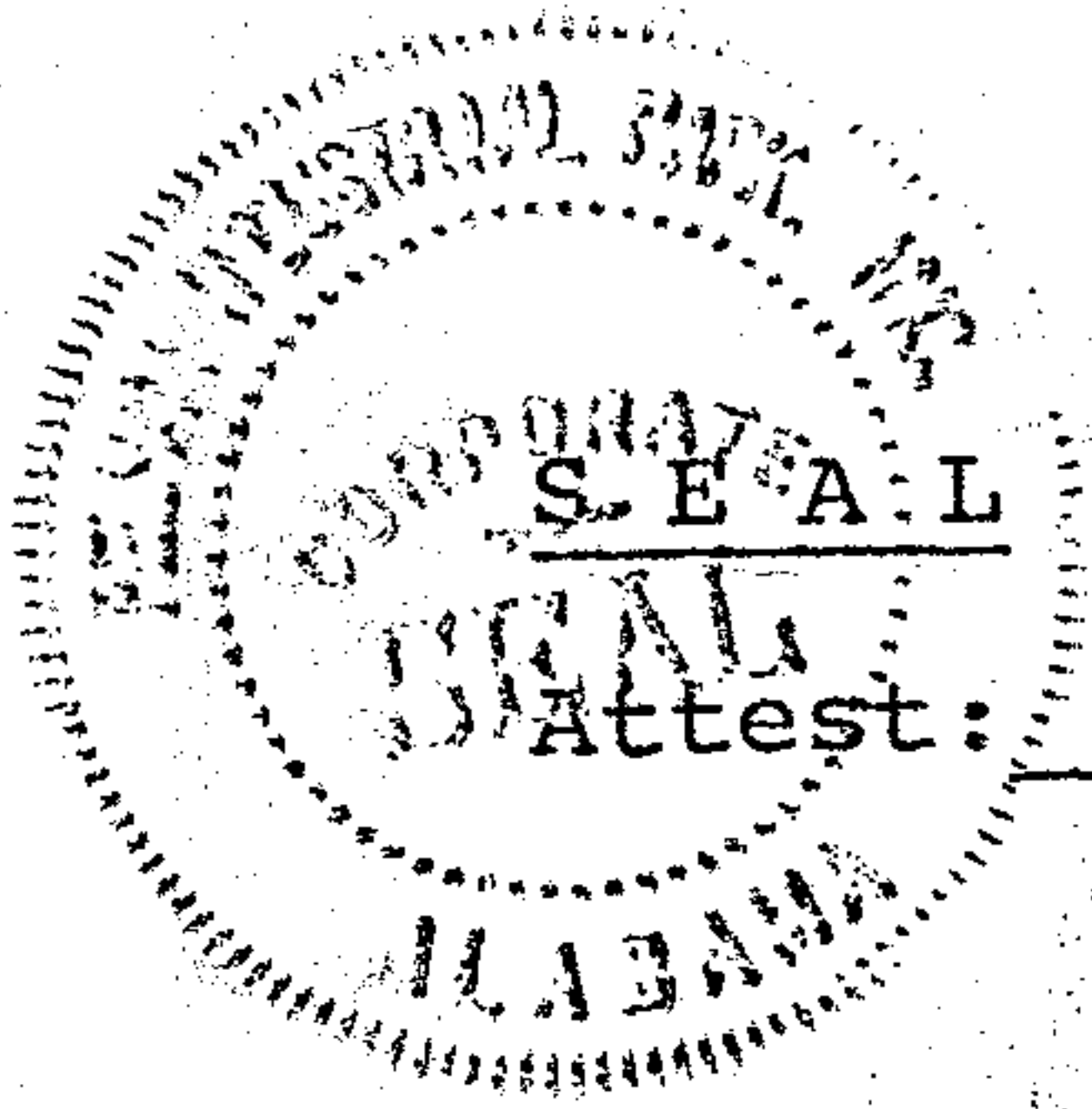
19750707000035490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/07/1975 12:00:00AM FILED/CERT

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cute this conveyance, has hereto set its signature and seal,
this the 7 day of July, 1975.

PELHAM INDUSTRIAL PARK, INC.

By Owen F. Parker
Its President

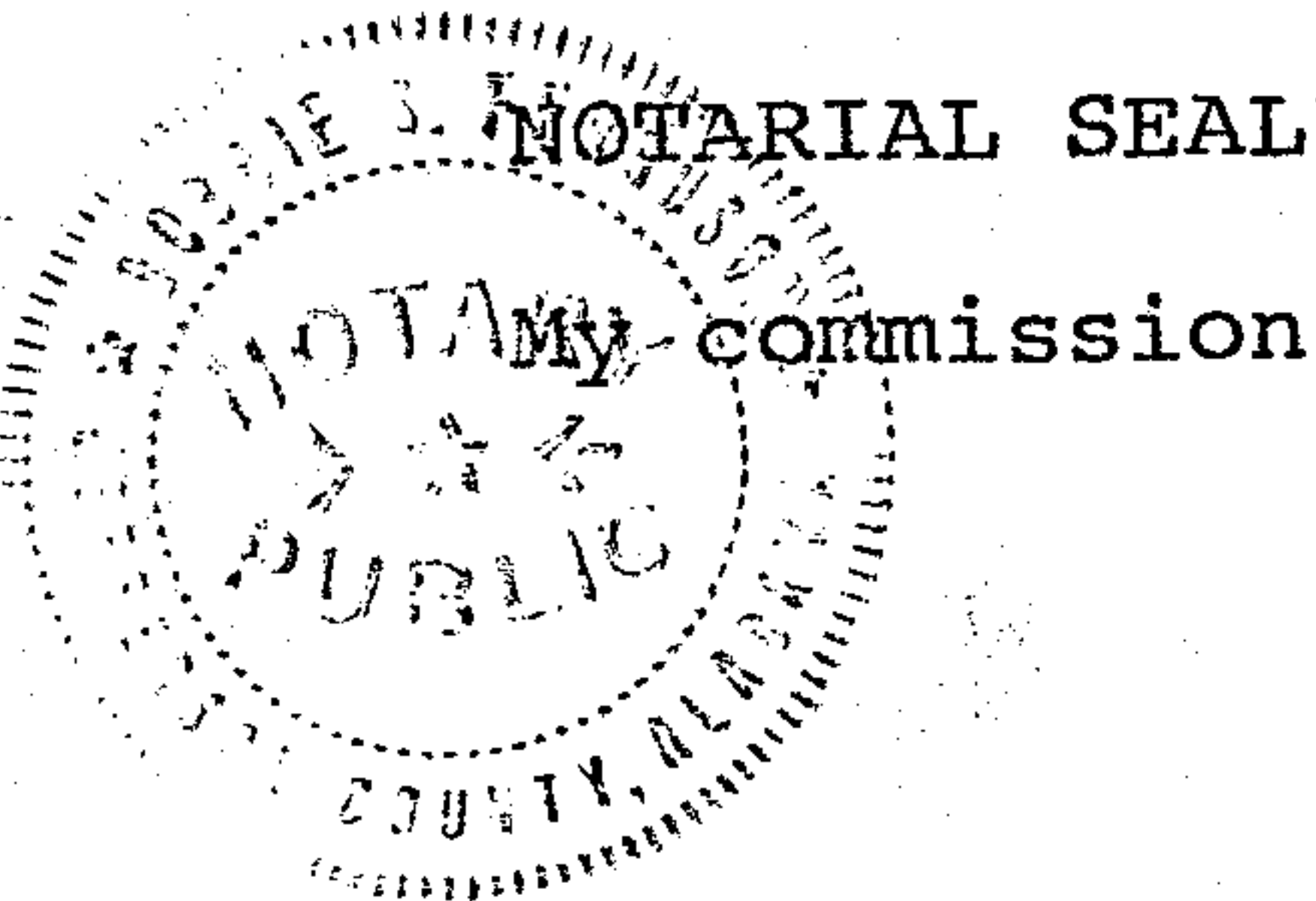


STATE OF ALABAMA)
COUNTY OF Jefferson ~~SHELBY~~

I, Bobbie S. Ferguson, 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 7th
day of July, 1975.

Bobbie S. Ferguson
Notary Public



My commission expires: 5-19-77

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL -7 PM 2:53
JUDGE OF PROBATE
Read July 31, 1975

This instrument prepared by:

J. M. Breckenridge
1900 First National-Southern Natural Building
Birmingham, Alabama 35203

900 JUL 1975 200



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Shelby Cnty Judge of Probate, AL
07/07/1975 12:00:00AM FILED/CERT