

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

2308

KNOW ALL MEN BY THESE PRESENTS, That:

\$ 435,000

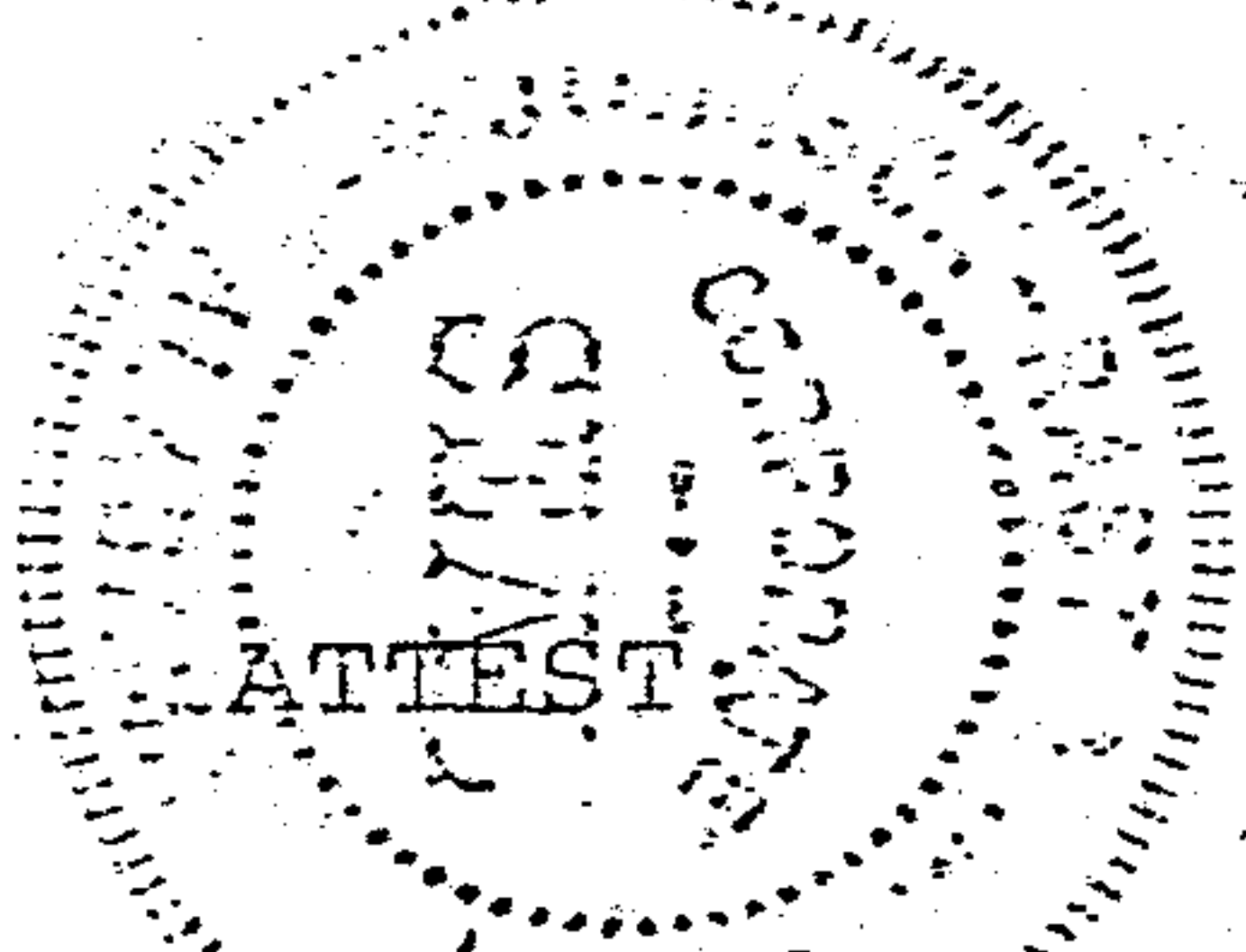
REAL 1501 PAGE 974

FOR AND IN CONSIDERATION of Ten and No/100 (\$10.00) Dollars to the undersigned Grantor, JOHNSON-RAST & HAYS CO., a corporation, the receipt whereof is acknowledged, the said JOHNSON-RAST & HAYS CO. does by these presents, grant, bargain, sell, and convey unto the said RAST & REED CORPORATION, the real estate, described on Exhibit I. attached hereto and made a part hereof (hereinafter referred to as the "Land");

Said Land is conveyed subject to easements, mineral rights and restrictions of record, and ad valorem taxes due October 1, 1977. TO HAVE AND TO HOLD, unto the said RAST & REED CORPORATION, its successors and assigns forever.

And said JOHNSON-RAST & HAYS CO. does for itself, its successors and assigns, covenant with said RAST & REED CORPORATION, its successors and assigns, that it is lawful seized in fee simple of said Lands that they are free from all encumbrances, except as above noted, and 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 RAST & REED CORPORATION, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said JOHNSON-RAST & HAYS CO. has hereunto set its signature by ROBERT E. REED, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this the 30th day of September, 1977.

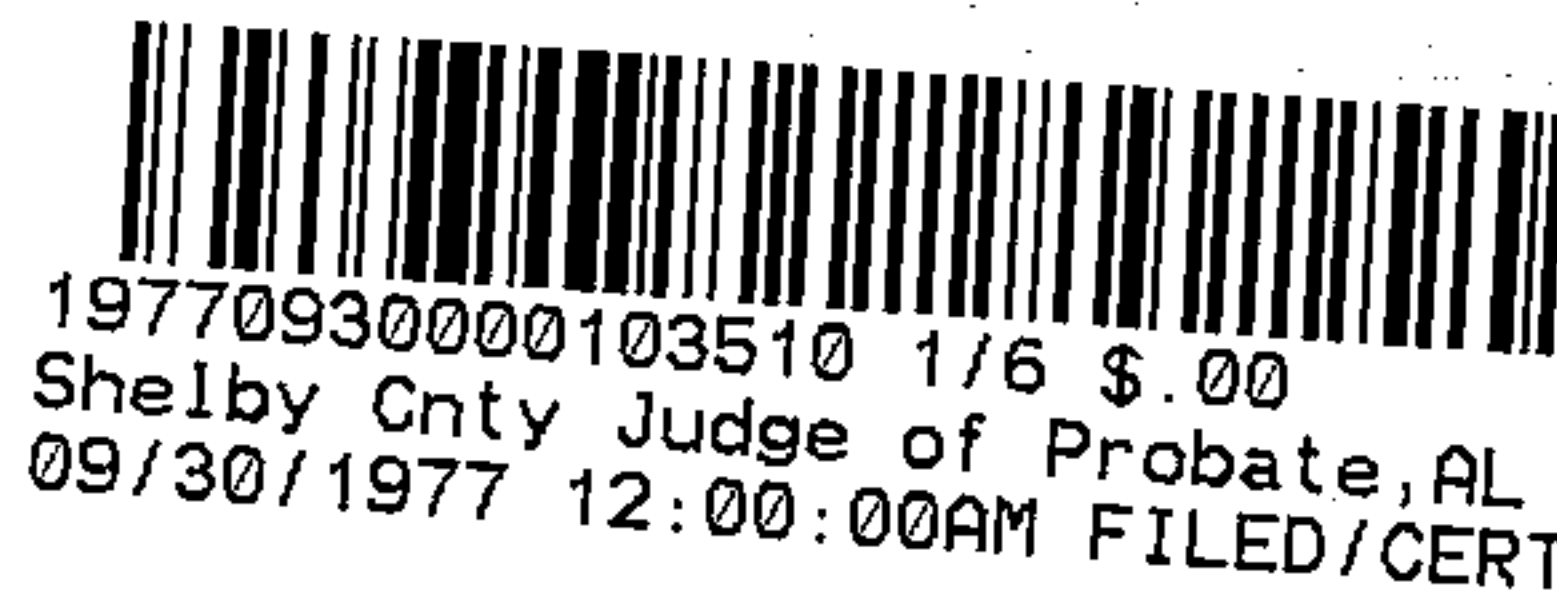


William H. Frazier
Its Secretary

JOHNSON-RAST & HAYS CO.

By

Robert E. Reed
Its President



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, SAMUEL H. FRAZIER, a Notary Public in and for said County, in said State, hereby certify that ROBERT E. REED, as PRESIDENT of JOHNSON-RAST & HAYS CO., a corporation, is

Spaine Gillon Riley Tate & Etheredge
800 - [redacted] - [redacted] - [redacted]

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 30th day
of SEPTEMBER, 1977.

Sam H. Hargis
Notary Public

REAL 1504
FILE 975

Prepared by John P. McKleroy, Jr.
SPAIN, GILLON, RILEY, TATE & ETHEREDGE
John A. Hand Building
Birmingham, Alabama 35203



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Shelby Cnty Judge of Probate, AL
09/30/1977 12:00:00AM FILED/CERT

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EXHIBIT I.

TO DEED FROM JOHNSON-RAST & HAYS CO.
TO RAST & REED CORPORATION
DATED SEPTEMBER 30, 1977

LOT C - PARKING LOT

Lot 2-A, Magnolia Land Company's Resurvey of Lots A, B, and C, Block 751, Birmingham, as recorded in Map Book 76, Page 71 in the Office of the Judge of Probate of Jefferson County, Alabama;

GULF SHORES PROPERTY

Parcel 1: Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, of Block 1, all in Unit 1, Gulf Shores, Alabama, according to a plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 1, Page 148, ALSO, all property lying between the lots above described and the Gulf of Mexico, being more particularly described as beginning at the SW Corner of Lot 6, Block 1, according to a map of Unit 1, Gulf Shores; thence run Southwardly on a bearing which is a continuation of the West line of said Lot 6, Block 1, to the Gulf of Mexico; thence run Eastwardly along the Gulf of Mexico, following its meanderings to a point where the Eastern boundary of Lot 10, Block 1, would intersect the Gulf of Mexico if extended on its bearing and course; thence run Northwardly along this bearing and course to the SE Corner of Lot 10, Block 1; thence run Westwardly along the South boundary of Lots 10, 9, 8, 7, and 6 of Block 1, to the point of beginning;

Parcel 11: All property heretofore situated in that certain alley abutting said Lots 11, 12, 13, 14 and 15, to the North of said alley and abutting said Lots 6, 7, 8, 9 and 10, to the South of said alley, which said alley has been vacated by resolution of the Town of Gulf Shores, Alabama;

JOINT VENTURE - PLEASANT HILLS

Lots 14, 20, 31, 33, 34, 46, and 47, according to the survey of the amended map of Pleasant Hills, as recorded in Map Book 18, Page 75, in the Bessemer Division of the Probate Office of Jefferson County, Alabama;

ARONOV REALTY

A parcel of land situated in the NE 1/4, Section 24, Township 17 South, Range 2 West, Jefferson County, Alabama, more particularly described as follows:

Lot 1, Aronov and Johnson-Rast and Hays Survey in Irondale, Alabama, as recorded in Map Book 103, Page 29, in the Office of the Judge of Probate of Jefferson County, Alabama;

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SHELL OIL PROPERTY

Lot 1-A, according to a Resurvey, as recorded in Map Book 111, at Page 26, in the Probate Office of Jefferson County, Alabama, of Lot 1, McGuire's Addition to Vestavia, reserving and excepting mineral and mining rights and other rights, privileges and immunities relating thereto described in instrument recorded in Real Vol. 633, at page 381 of the Jefferson County Probate Records;

SMITHFIELD STEEL

Lots 14 and 15, Block 8, Smithfield Estates, First Addition, Second Sector, as recorded in Map Book 99, Page 38 A-3, in the Office of the Judge of Probate of Jefferson County, Alabama; and
 Lots 7, 8, 9, 10, 16 and 17, Block 7, Smithfield Estates, First Addition, Third Sector, as recorded in Map Book 102, Page 84, in the Office of the Judge of Probate of Jefferson County;

MARSH TRUST

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 Shelby Cnty Judge of Probate, AL
 09/30/1977 12:00:00AM FILED/CERT

A tract of land situated in the West Half of the Northwest Quarter of Section 36, Township 19 South, Range 4 West, and in the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 4 West, Jefferson County, Alabama: more particularly described as follows; BEGIN at the Northwest Corner of Lot 25, Hilltop Forest, Third Sector, as recorded in Map Book 19, Page 27, in the Bessemer Division of the Jefferson County Court House; said point also being on the Southerly Right-of-Way line of Hilltop Road; thence run Southerly and along the West line of Lot 25 for 500.80 feet, more or less, to the Southwest Corner of said Lot 25; thence run Easterly and along the South line of Lots 25, 24, and 23 for 360.46 feet, more or less, to the Northwest Corner of Lot 19, Hilltop Forest, Second Sector, as recorded in Map Book 19, Page 10, in said Jefferson County Court House; thence run Southerly and along the West line of Lots 19, and 18 in said Hilltop Forest, Second Sector, and along the West line of Lots 17 through Lot 10 inclusive, in Hilltop Forest, First Sector, as recorded in Map Book 19, Page 8 in said Jefferson County Court House; and along the West line of Lot 9, Hilltop Forest, Fifth Sector, as recorded in Map Book 19, Page 55 in said Jefferson County Court House, for 1583.24 feet, more or less to the Northeast Corner of Lot 5, Hilltop Forest, Sixth Sector as recorded in Map Book 20, Page 17 in said Jefferson County Court House; thence run Westerly and along the North line of Lots 5 through Lot 1 inclusive for 802.62 feet, more or less to the Northwest Corner of said Lot 1, Hilltop Forest, Sixth Sector, said point also being on the West line of said Section 36; thence run Northerly and along the West line of said Section 36 for 1057.24 feet, more or less to a point; thence run Westerly for 825.0 feet, more or less, to a point; thence run Northerly for 526.34 feet, more or less, to the Southwest Corner of Lot 29, Hilltop Forest, Fourth Sector, as recorded in Map Book 19, Page 26 in the said Jefferson County Court House; thence run Easterly and along the South line of Lot 29 and Lot 28 for 886.52 feet, more or less to the Southeast

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Corner of said Lot 28; thence run Northerly and along the East line of said Lot 28 for 499.79 feet to the Northeast Corner of said Lot 28, said point being on the Southerly Right-of-Way line of Hilltop Road; thence run Easterly and along the Southerly Right-of-Way line of said road for 374 feet, more or less to the Northwest Corner of said Lot 25, Hilltop Forest, Third Sector and the point of beginning, said parcel contains approximately 43.4 Acres, more or less;



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Shelby Cnty Judge of Probate, AL
09/30/1977 12:00:00AM FILED/CERT

MILLAZZO BUILDING

A part of the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, situated in Jefferson County, Alabama, more particularly described as follows:

COMMENCE at the Southwest Corner of said NE 1/4 of NE 1/4 and run thence North along the West line of said NE 1/4 of NE 1/4 495.75 feet; thence turn right 89 degrees 49 minutes and run a distance of 164.24 feet to the East line of the right-of-way of the Green Springs Road; thence turn left 119 degrees 16 minutes 30 seconds and run in a straight line a distance of 303.66 feet to an old iron located on the North line of the property leased by Mary Elizabeth Cannon to B & W Incorporated, under Lease dated December 8, 1967, filed for record in the Probate Office of Jefferson County, Alabama, April 2, 1968, for the point of beginning; thence turn right 103 degrees 39 minutes 30 seconds and run a distance of 200 feet along the North line of said property which was leased by Mary Elizabeth Cannon to B & W Incorporated; thence turn right 86 degrees 20 minutes 30 seconds and run a distance of 53 feet to the North property line of the property now occupied by Gardner-Denver Company; thence turn in a Southwesterly direction 200 feet along the North line of the property now occupied by Gardner-Denver Company to the East line of the right-of-way of the Green Springs Road; thence in a Northwesterly direction 53 feet to the point of beginning; together with an easement for ingress and egress along a strip of land 10 feet in width lying 5 feet on each side of the center line, which center line is the line separating the property hereby leased from the line of the property occupied by Gardner-Denver Company and which easement extends from the East line of the Green Springs Road in a Northeasterly direction along said center line a distance of 200 feet jointly for the use and benefit of the Lessee hereunder and customers, servants, agents, and employees of the Lessee and for the use and benefit of the persons, from time to time, occupying the property now occupied by the Gardner-Denver Company and the servants, agents and employees of such occupant and customers of such occupant; but the property hereby leased is leased subject to the said joint easement for ingress and egress and subject to an easement for a drainage ditch for surface water now in existence on the land hereby leased lying on both sides of the North property line of the land;

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MAY 978



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Shelby Cnty Judge of Probate, AL
09/30/1977 12:00:00AM FILED/CERT

GREEN SPRINGS AUTO PARTS

A part of the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, situated in Jefferson County, Alabama, more particularly described as follows:

BEGIN at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4, Section 23, Township 18 South, Range 3 West; thence South along the West line of said 1/4-1/4 Section, a distance of 563.64 feet; thence Southeast and parallel to the Northeast right of way line of Green Springs Highway a distance of 128 feet to a point on the Northeast right of way line of Green Springs Highway; thence to the left in a Northeasterly direction a distance of 165 feet to a point; thence to the right in a Southeasterly direction a distance of 75 feet to the point of beginning of the tract herein described; thence continue in a Southeasterly direction a distance of 100 feet to a point; thence to the left in a Northeasterly direction a distance of 135 feet; thence to the left in a Northwesterly direction a distance of 100 feet; thence to the left and in a Southwesterly direction a distance of 135 feet to the point of beginning; said tract being rectangular in shape, 100 feet x 135 feet, together with a prefabricated metal warehouse building, concrete slab containing 100 feet x 60 feet x 16 feet, cave heighth of floor space, including an office area 24 feet x 20 feet and also including two restrooms;

CURTIS PAINT COMPANY

A part of the NE 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 3 West, situated in Jefferson County, Alabama, more particularly described as follows:

BEGIN at the NW Corner of NE 1/4 of the NE 1/4, Section 21, Township 18 South, Range 3 West; thence South along the West line of said quarter, quarter section a distance 563.64 feet; thence SE and parallel to the NE Right of Way line of the Green Springs Highway a distance of 53 feet to point of tract herein described; from point of beginning thus obtained thence continue a distance of 75 feet to a SE direction parallel to the NE Right of Way line of the Green Springs Highway; thence left in a NE direction a distance of 325 feet; thence left in a Northerly direction a distance of 75 feet; thence in a Southwesterly direction a distance of 350 feet to point of beginning; said tract containing approximately 24,500 square feet;

SOUTHAMPTON

All of Sections 20 and 29, Township 30 South, Range 3 West, in the City of Birmingham, Jefferson County, Alabama, according to the instrument which is recorded in Real Vol. 1025, at Page 737, less those Parcels which are recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in the following volumes: Real Vol. 1064, Page 141, Real Vol. 1078, Page 49, Real Vol. 1170, Page 740, Real Vol. 1501, Page 646, and Real Vol. 1501 and Page 650, all in the Office of the Judge of Probate of Jefferson County, Alabama;

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Lat. pub. in Jeff Co.

Rec. 900
Int. 100
1000

1977 SEP 30

30 South

Range 3 West

Jefferson

County, Alabama

according to the instrument which is

recorded in Real Vol. 1025, at Page 737, less

those Parcels which are recorded in the Office of the

Judge of Probate of Jefferson County, Alabama, in the

following volumes: Real Vol. 1064, Page 141, Real

Vol. 1078, Page 49, Real Vol. 1170, Page 740, Real

Vol. 1501, Page 646, and Real Vol. 1501 and Page

650, all in the Office of the Judge of Probate of

Jefferson County, Alabama;