

STATE OF ALABAMA )

SHELBY COUNTY )



19780509000056300 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
05/09/1978 12:00:00 AM FILED/CERT

488

KNOW ALL MEN BY THESE PRESENTS: That

First Alabama Bank of Birmingham (formerly Exchange Security Bank), trustee under that certain Mortgage and Indenture of Trust (herein called the "Mortgage"), dated as of the 1st day of January, 1974, by and between The Industrial Development Board of the City of Montevallo (herein called the "Board") and Exchange Security Bank, as trustee, recorded in the office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 338, Page 173, et seq. in accordance with the provisions of the last paragraph of Section 6.6 thereof, does hereby release from the lien of the Mortgage and does hereby remise, release, quitclaim and convey to Electrical Specialty Products Company free and clear of the Mortgage, and the lien and pledge thereof, the following described real property and all interests therein situated in the City of Montevallo, Shelby County, Alabama, more particularly described as follows, to-wit:

Begin at the S.E. corner of the W 1/2 of the SE 1/4 of Section 4, T-24-N, R-12-E and run northerly along the East side of the said W 1/2 for 1037.48 ft. to a point on the North right of way line of State Highway No. 25, then continue along the last described course for 123.93 ft., then turn an angle of 37 deg. 51 min. 34 sec. to the left and run northwesterly for 392.50 ft. to the point of beginning; then continue along the last described course for 182.10 ft., then turn an angle of 90 deg. 00 min. to the left and run Southwesterly for 100.00 ft., then turn an angle of 90 deg. 00 min. to the left and run Southeasterly for 182.10 ft., then turn an angle of 90 deg. 00 min. to the left and run northeasterly for 100.00 ft. back to the point of beginning, together with an easement 20 ft. wide extending from Alabama Highway #25 to the south boundary of the above-described property for a roadway for ingress to and egress from said property, which said easement is described as follows: Begin at the S.E. corner of the W1/2 of the SW1/4 of Section 4, T-24-N, R-12-E, and run northerly along the east side of the said West 1/2 for 1037.48 ft. to a point on the north right of way line of State Highway No. 25, then turn an angle of 127 deg. 43 min. to the left and run southwesterly along the said right

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*Electrical Specialty Products*  
*P. O. Box 21*

of way for 31.60 ft. to the point of beginning of the 20 ft. wide access easement herein conveyed; then turn an angle of 127 deg. 43 min. to the right and run northerly along the centerline of the said 20 ft. wide easement for 330.22 ft., then turn an angle of 37 deg. 51 min. 34 sec. to the left and run northwesterly along the centerline of the said easement for 219.55 ft., then turn an angle of 90 deg. 00 min. to the left and run southwesterly along the centerline of the said easement for 195.00 ft. to the end of the said 20 ft. wide access easement; said above-described real property and access easement being shown as "Tract No. 1" and as "20' wide easement", respectively on the plat prepared by William J. Egan, Jr., registration number 10925, a copy of which is annexed hereto, marked "Exhibit A", and made a part hereof; also together with the right to use the adjacent wall of the Electrical Specialty Products Company Foundry as a party wall, the right to "tie into" existing utilities serving the Electrical Specialty Products Company Foundry, the right to connect and join the buildings, structures or improvements proposed to be constructed on the above-described property with existing structures, facilities and improvements on the Leased Realty (as described in the Lease Agreement), which shall not interfere with the use and occupancy of existing structures, improvements and buildings on the Leased Realty.

IN WITNESS WHEREOF, First Alabama Bank of Birmingham, Birmingham, Alabama, has caused this instrument to be executed in its corporate name by one of its officers and its corporate seal to be hereunto affixed and said seal to be attested by one of the officers, both of whom have been thereunto duly authorized, on this the 4<sup>th</sup> day of May, 1978.

FIRST ALABAMA BANK OF BIRMINGHAM

By

B. L. Brown

(Title) VICE PRESIDENT AND  
SENIOR TRUST OFFICER

SEAL

Attest:

Roy D. Bidwell  
(Title)

CORPORATE TRUST OFFICER

STATE OF ALABAMA )

JEFFERSON COUNTY )



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that B. L. BROWN, whose name as <sup>VICE PRESIDENT AND</sup> ~~SENIOR TRUST OFFICER~~ of First Alabama Bank of Birmingham, is signed to the foregoing instrument and who is known to me and known to be such officer, acknowledged before me on this

day that, being informed of the contents of said instrument,  
he as such officer and with full authority executed the  
same voluntarily for and as the act of said bank.

Given under my hand and seal of office, this 4<sup>th</sup> day of

May, 1978.

Annita C. Harris  
Notary Public

NOTARIAL SEAL

My commission expires: MY COMMISSION EXPIRES MARCH 5, 1980



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

1978 MAY -9 AM 10: 26

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec. 4.50  
Ind 1.00  
\$ 5.50

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