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A. J. J.
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03/12/1980 00:00:00



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Shelby Cnty Judge of Probate, AL
03/12/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration to McWANE, INC., a corporation duly organized and existing under the laws of the State of Delaware (herein called the "Grantor"), in hand paid by THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIANA, a public corporation and instrumentality under the laws of the State of Alabama (herein called the "Grantee"), the receipt whereof is hereby acknowledged by the Grantor, the said Grantor does by these presents grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract in the SW1/4 of the SW1/4 of Section 23, and the NW1/4 of the NW1/4 of Section 26, T-21-S, R-1-W, described as follows:

Commence at the Northwest corner of Section 26, T-21-S, R-1-W; thence run South, along the West line of said Section a distance of 848.46 feet to the Northwest right-of-way line of a County Road; thence turn an angle of 124 deg. 08 min. 58 sec. to the left and run along said right of way line, a distance of 825.60 feet, to the point of beginning; thence continue in the same direction, along said right-of-way line a distance of 460.73 feet; thence turn an angle of 55 deg. 31 min. 29 sec. to the left and run a distance of 366.10 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 105.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet; thence turn an angle of 70 deg. 10 min. to the left and run a distance of 152.83 feet; thence turn an angle of 70 deg. 10 min. to the right and run a distance of 269.00 feet; thence turn an angle of 69 deg. 02 min. to the left and run a distance of 283.76 feet; thence turn an angle of 20 deg. 58 min. to the left and run a distance of 76.08 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 1259.29 feet to the point of beginning. Situated in the SW1/4 of the SW1/4 of Section 23, and the NW1/4 of the NW1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 9.75 acres, being within the City limits of Columbiana, Alabama.

This conveyance is subject, however, to the following conditions, reservations, exceptions and restrictions:

Jack O.

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The Grantor hereby reserves unto itself and its successors and assigns, the right, privilege and option to repurchase said real estate (together with any appurtenances and improvements now located thereon or which may hereafter be constructed upon said real estate) from the Grantee upon the terms and conditions contained in the Lease Agreement between the Grantee, as lessor, and the Grantor, as lessee, of even date herewith, recorded in the Office of the Judge of Probate of Shelby County, Alabama, at the same time this Warranty Deed is so filed in said office.

By its acceptance of this Warranty Deed, the Grantee consents and agrees to all of the terms, provisions, reservations and conditions hereof.

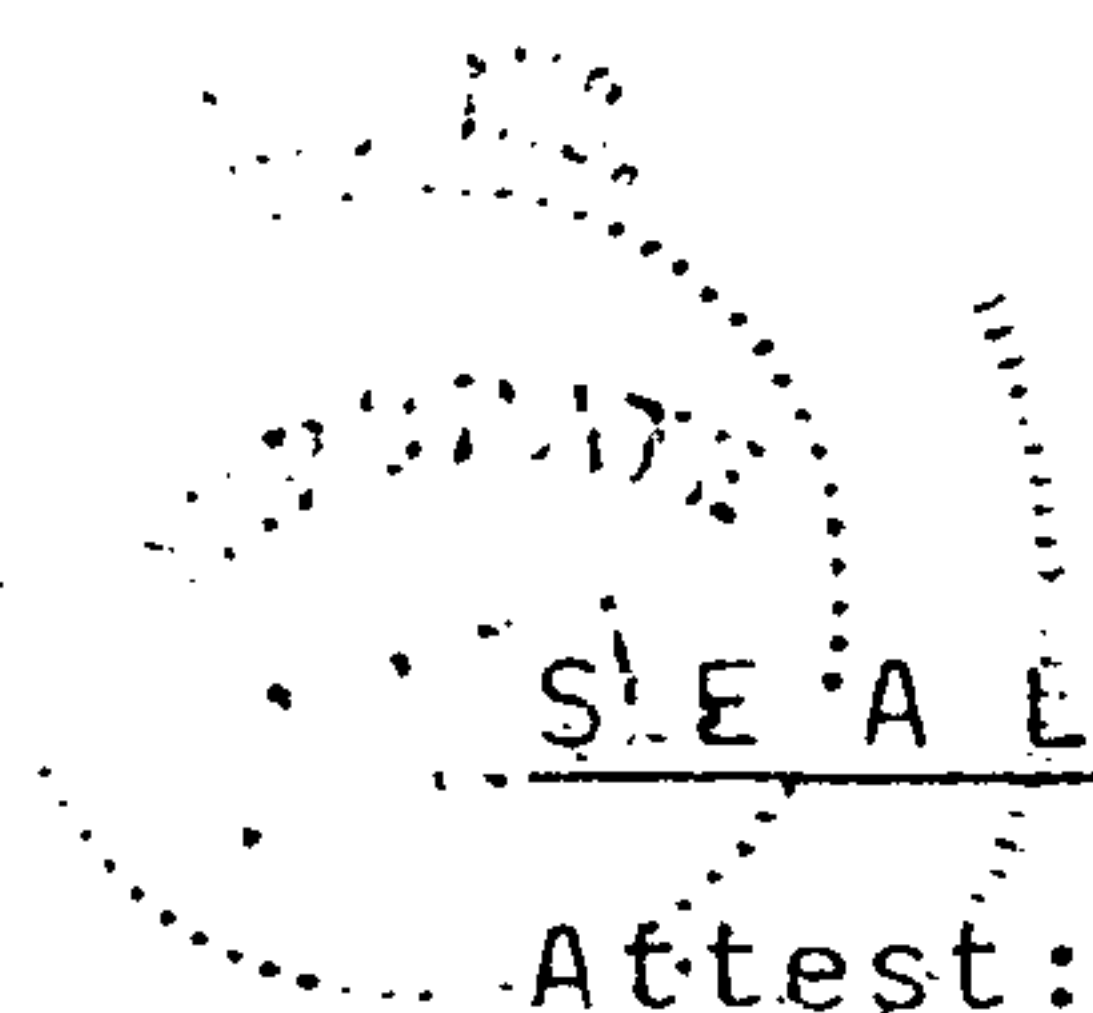
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed in its corporate name and on its behalf, has caused its corporate seal to be hereunto affixed, and has caused this Warranty Deed to be attested, all by its duly authorized officers, and the Grantor has caused this Warranty Deed to be dated and made effective the 17 day of March, 1980.

McWANE, INC.

By [Signature]
Its Vice President



Attest: Cardace Stewart-Grasse
Its: Assistant Secretary

STATE OF ALABAMA)
SHELBY COUNTY)

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I, Julia Ann Chamberlee, a Notary Public
in and for said County in said State, hereby certify
that John S. Duke, whose name as
Vice President of McWane, 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 this the 11 day of March
1980.

Julia Ann Chamberlee
Notary Public

NOTARIAL SEAL

My commission expires: Notary Public, Alabama State of Large
My Commission Expires January 4, 1984

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NOTARY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1980 MAR 12 AM 9:06
Thomas W. Showers, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

rec 450
ind 1.00
5.50