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WARRANTY DEED

19800701000072130 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
07/01/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred & Ten Thousand (\$210,000.) and NO/100 Dollars, to the Undersigned grantor, Pelham Industrial Park, Inc., a corporation, in hand paid by Moore-Handley, Inc., 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 Moore-Handley, Inc., the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 14; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to a point on the centerline of Shelby County Highway No. 283; thence 13 deg. 12 min. right, along said centerline in a Southwesterly direction, a distance of 988.83 feet; thence 85 deg. 05 min. right, in a Southwesterly direction, a distance of 30.11 feet to the point of beginning, said point being on the Northwesterly right of way line of said Shelby County Highway No. 283; thence continue along last described course a distance of 655.0 feet; thence 99 deg. 06 min. 40 sec. left, in a Southeasterly direction, a distance of 64.87 feet; thence 59 deg. 10 min. 10 sec. right, in a Southwesterly direction, a distance of 176.27 feet; thence 16 degrees right, in a Southwesterly direction, a distance of 100.0 feet; thence 7 deg. 20 min. right, in a Southwesterly direction, a distance of 145.00 feet; thence 10 deg. right, in a Westerly direction, a distance of 24.84 feet to a point on the Northeast right of way line of Atlantic Coast Line Railroad, said point also being on a curve to the right, said curve having a radius of 2914.82 feet and a central angle of 9 deg. 11 min. 57 sec.; thence 134 deg. 44 min. 50 sec. left to tangent of said curve; thence along arc of said curve, along said right of way line in a Southeasterly direction, a distance of 467.99 feet to end of said curve; thence 54 deg. 27 min. 07 sec. left, measured from tangent of said curve, in an Easterly direction, a distance of 670.32 feet to a point on the Northwest right of way line of said Shelby County Highway No. 283, said point also being on a curve to the right, said curve having a radius of 2775.35 feet and a central angle of 5 deg. 56 min. 42 sec.; thence 84 deg. 25 min. 12 sec. left to tangent of said curve; thence along arc to said curve, along said right of way line in a Northeasterly direction, a distance of 287.97 feet to end of said curve; thence continue along last described course, along said right of way line, a distance of 218.37 feet to the point of beginning. Said parcel contains 10.432 acres. According to survey of Johnye Horton, Reg. No. 12496, dated April 7, 1980.

This Conveyance subject to and contingent upon:

1. Taxes for year 1980.
2. Transmission permits to Alabama Power Company recorded in Deed Book 93, Page 392; in Deed Book 127, Page 566, and in Deed Book 248, Page 835, in Probate Office.
3. Easement to Alabama Power Company recorded in Deed Book 248, Page 837, in Probate Office.
4. Easement to Southern Natural Gas Company, recorded in Deed Book 143, Page 105, and in Deed Book 267, Page 172, in Probate Office.
5. 100-foot right of way in favor of Atlanta, Birmingham & Atlantic Railroad Company, dated 1906, recorded in Deed Book 36, Page 254, in Probate Office.
6. Permit to South Central Bell, recorded in Deed Book 285, Page 183, in Probate Office.

TO HAVE AND TO HOLD, To the said Moore-Handley, Inc., its successors and assigns forever.

And said Pelham Industrial Park, Inc., does for itself, its successors and assigns, covenant with said Moore-Handley, Inc., 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 afore-said, and that it will, and its successors and assigns shall, warrant and defend the same to the said Moore-Handley, Inc., its successors and assigns forever, against the

DOM, KIM & DELOACH, ATTORNEYS

P. O. BOX 1000

BIRMINGHAM, ALABAMA 35205

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 27th day of June, 1980.

PELHAM INDUSTRIAL PARK, INC.,

ATTEST:

Delano Morris
Delano Morris Secretary

By: Owen F. Parker
Owen F. Parker Its President

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 27th day of June, 1980.

C. B. Holliman

Notary Public

My Commission expires April 16, 1983

BOOK 327 PAGE 310

NOTARY PUBLIC
JUL -1 AM 8:25
C. B. Holliman
JUL 1 1980

Deed tax 210.00
Rec 3.00
1.00
214.00

This instrument prepared by: C.B. Holliman
1917 Post Oak Road Birmingham, Alabama 35216