

DAVID P. WHITESIDE, JR.

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Shelby Cnty Judge of Probate, AL
11/18/1980 00:00:00 FILED/CERTIFIED

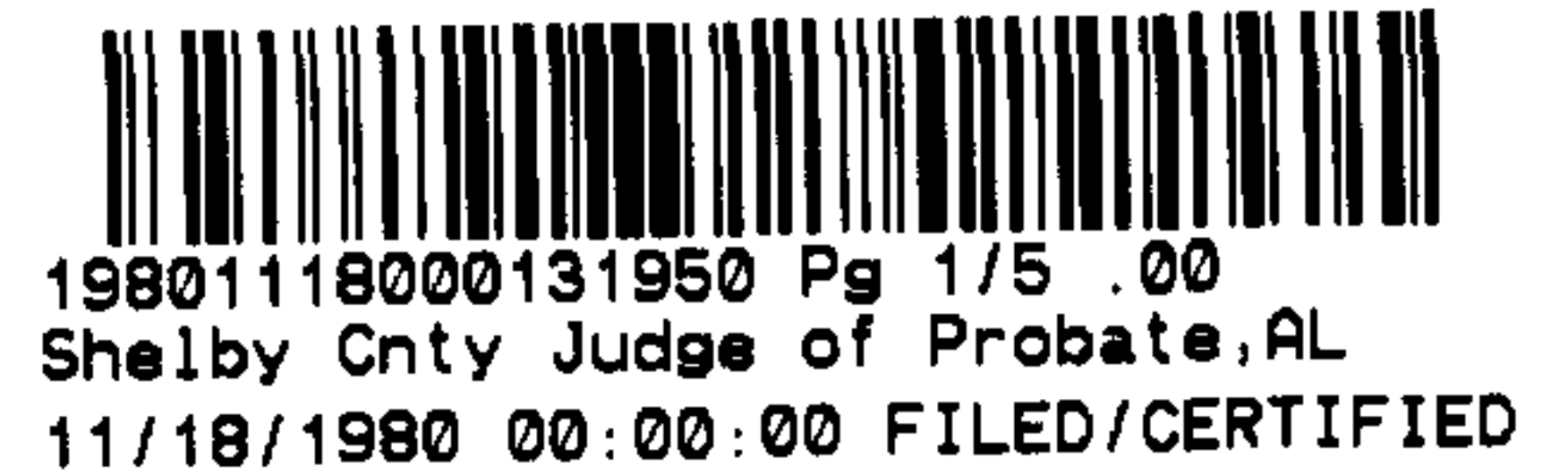
100,000.00

638

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 to the undersigned grantor, TRIANGLE DISTRIBUTORS, INC., a Mississippi corporation, in hand paid by the grantee herein, JEMISON INVESTMENT CO., INC., a Delaware corporation, the receipt of which is hereby acknowledged, TRIANGLE DISTRIBUTORS, INC. does hereby grant, bargain, sell and convey unto JEMISON INVESTMENT CO., INC. the following described real estate consisting of four parcels situated in Shelby County, Alabama to-wit:

Parcel I:

Description of the Northerly Part of Lot 6-B, according to a resurvey of Ralph Tulley Industrial Park as recorded in Map Book 6, page 89, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the most northerly corner of said Lot 6-B and run in an easterly direction along the Northerly line of Lot 6-B for a distance of 80 feet; thence turn an angle to the right of 54 degrees 26 minutes 50 seconds, and run in a southeasterly direction along the Northeasterly line of 6-B for a distance of 242.25 feet, thence turn an angle to the left of 1 degree, 52 minutes, 30 seconds and continue along the Northeasterly line of Lot 6-B in a southeasterly direction for a distance of 50 feet; thence turn an angle to the right of 117 degrees, 21 minutes 07 seconds and run in a southwesterly direction for a distance of 69.85 feet; thence turn an angle to the right of 17 degrees 35 minutes 53 seconds and run in a northwesterly direction along the common lot line between Lot 2-A and Lot 6-B of said survey for a distance of 154.85 feet; thence turn an angle to the right of 75 degrees 15 minutes 50 seconds and run in a northwesterly direction along the Westerly lot line of said Lot 6-B for a distance of 230.57 feet to the point of beginning.

Parcel II:

Lot 5-B according to a resurvey of Ralph Tully Industrial Park as recorded in Map Book 6, page 89, in the Probate Office of Shelby County, Alabama, but not including the following portion of Lot 5-B: Commence

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at the Southeast corner of the Northeast One-Quarter of the Northeast One-Quarter of Section 23, Township 20 South, Range 3 West; run thence in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 812.44 feet; thence turn an angle to the right of 70 degrees, 22 minutes, 42 seconds and run in a northwesterly direction along the Southwesterly right-of-way line of a public road for a distance of 462.84 feet; thence turn an angle to the left of 71 degrees, 57 minutes, 40 seconds and run in a westerly direction along the North line of Lot 5-B of a resurvey of Ralph Tully Industrial Park, as recorded in Map Book 10, page 89, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 34.64 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 167.31 feet; thence turn an angle to the left of 110 degrees, 17 minutes, 20 seconds and run in a southeasterly direction for a distance of 43.59 feet; thence turn an angle to the left of 84 degrees, 45 minutes and run in a northeasterly direction for a distance of 157.59 feet to the point of beginning. Said parcel containing 3,419.84 square feet, more or less.

Parcel III:

Commence at the Southeast corner of the Northeast One-Quarter of the Northeast One-Quarter of Section 23, Township 20 South, Range 3 West; run thence in a westerly direction along the South line of said Quarter-Quarter Section for a distance of 812.44 feet; thence turn an angle to the right of 70 degrees, 22 minutes, 42 seconds and run in a northwesterly direction along the Southwesterly right-of-way line of a public road for a distance of 462.84 feet to the Northeast corner of Lot 5-B of a resurvey of Ralph Tully Industrial Park, as recorded in Map Book 10, page 89, in the Office of the Judge of Probate, Shelby County, Alabama, said point being the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 9.0 feet; thence turn an angle to the left of 87 degrees, 00 minutes and run in a southwesterly direction for a distance of 32.98 feet to a point on the North line of said Lot 5-B; thence turn an angle to the left of 164 degrees, 57 minutes, 40 seconds and run in an easterly direction along the North line of said Lot 5-B for a distance of 34.64 feet to the point of beginning. Said parcel containing 148.21 square feet, more or less.

Parcel IV:

Commence at the Southeast corner of the Northeast One-Quarter of the Northeast One-Quarter of Section

23, Township 20 South, Range 3 West; run thence in a westerly direction along the South line of said Quarter-Quarter Section for a distance of 812.44 feet; thence turn an angle to the right of 70 degrees, 22 minutes, 42 seconds and run in a northwesterly direction along the Southwesterly right-of-way line of a public road for a distance of 462.84 feet; thence turn an angle to the left of 71 degrees, 57 minutes, 40 seconds and run in a Westerly direction along the North line of Lot 5-B of a resurvey of Ralph Tully Industrial Park, as recorded in Map Book 10, page 89, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 201.95 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the right of 69 degrees, 42 minutes, 40 seconds and run in a northwesterly direction for a distance of 55.85 feet to a point on the Southeasterly right-of-way line of the Helena Highway; thence turn an angle to the left of 96 degrees, 06 minutes, 28 seconds and run in a southwesterly direction along the Southeasterly right-of-way line of the Helena Highway for a distance of 102.23 feet to the point of beginning of a curve to the right, said curve having a central angle of 1 degree, 24 minutes, 40 seconds and a radius of 649.66 feet; thence run along the arc of said curve to the right, continuing in a southwesterly direction along the Southeasterly right-of-way line of the Helena Highway for a distance of 16.0 feet to the Northwest corner of Lot 6-B of a resurvey of Ralph Tully Industrial Park, as recorded in Map Book 10, page 89, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in an easterly direction along the North lines of Lot 6-B and Lot 5-B of said resurvey for a distance of 125.35 feet to the point of beginning. Said parcel containing 3,272.53 square feet, more or less.

TO HAVE AND TO HOLD, to the said JEMISON INVESTMENT CO., INC., its successors and assigns forever.

And the said TRIANGLE DISTRIBUTORS, INC., does for itself, its successors and assigns, covenant with the said JEMISON INVESTMENT CO., INC., its successors and assigns, that it is lawfully seized in fee simple of the said premises, that they are free from all encumbrances except for easements, restrictions, rights-of-way or any other encumbrances of record, that it has a good right to sell and convey the same as aforesaid, and that it will, its successors and assigns shall, warrant and defend the same to the said JEMISON INVESTMENT CO. INC., its successors

and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said TRIANGLE DISTRIBUTORS, INC,
by its President, John S. Jemison, Jr., and its Secretary,
James D. Davis, who are authorized to execute this conveyance,
have hereto set their signatures and the seal of the corporation,
this the 16th day of June, 1980.

TRIANGLE DISTRIBUTORS, INC.

Attest:

James D. Davis
Its Secretary

By John S. Jemison, Jr.
Its Chairman

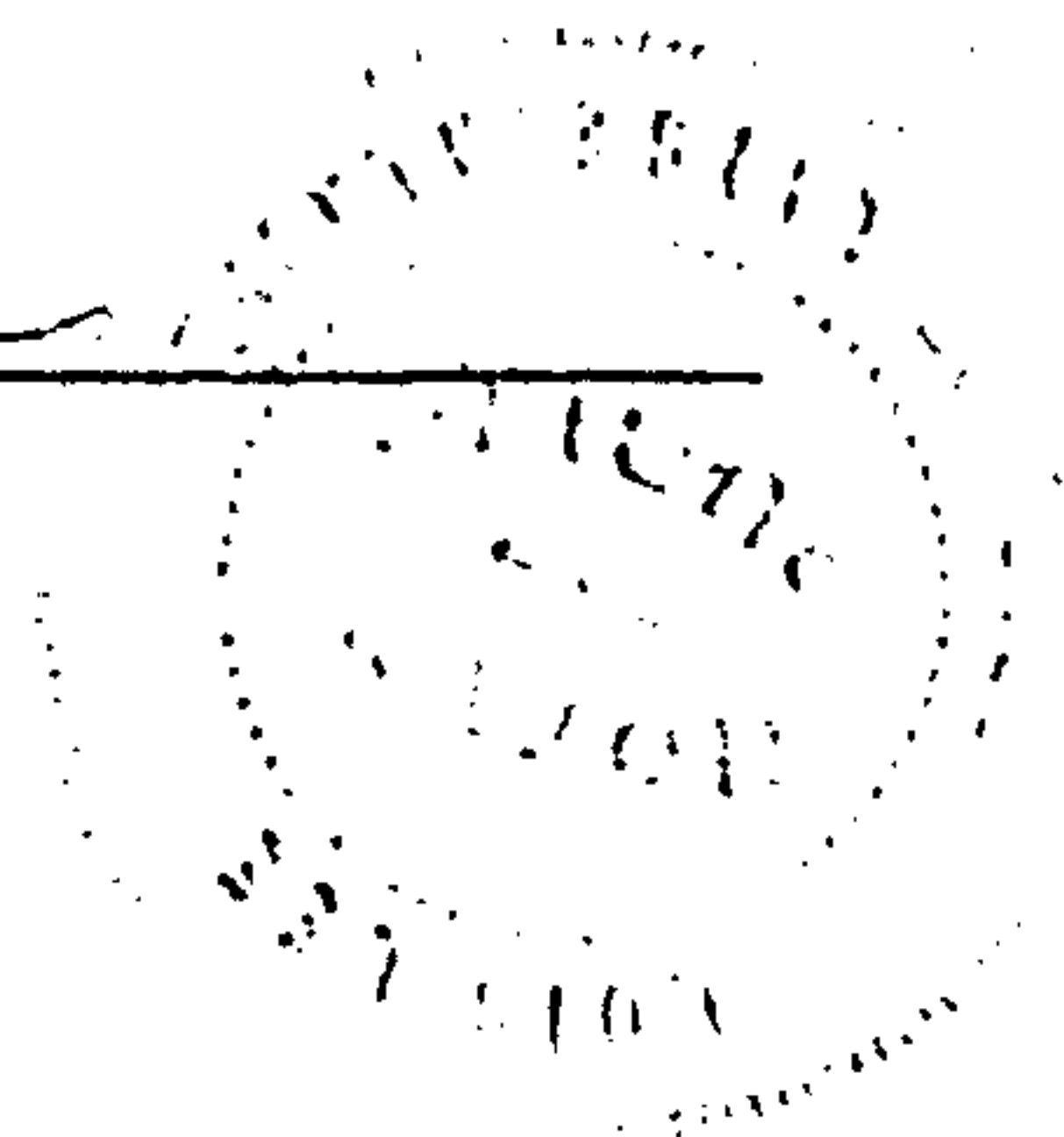
STATE OF ALABAMA)

SHELBY COUNTY)

I, Louis Lee, a Notary Public in and for said
County, in said State, hereby certify that John S. Jemison, Jr.
and James D. Davis, whose names as the Chairman and Secretary,
respectively, of Triangle Distributors, Inc., are signed to
the foregoing conveyance, and that they are known to me and
they did acknowledge before me on this day that, being informed
of the contents of the conveyance, they, as such officers and
with full authority executed the same voluntarily for and
as an act of the said corporation.

Given under my hand and official seal, this the 16th day
of June, 1980.

Louis Lee
Notary Public



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CONSENT OF DIRECTORS OF TRIANGLE
DISTRIBUTORS, INC. IN LIEU OF
MEETING

The undersigned directors of Triangle Distributors, Inc., a Mississippi Corporation, ("Company"), hereby authorize, approve, ratify, adopt and consent to the Company's sale of certain property, buildings, and improvements, as described in the attached deed, to Jemison Investment Co., Inc. for \$223,104.18 cash.

In witness whereof, the undersigned directors of Triangle Distributors, Inc. have executed and delivered this consent, all as of the 16th day of June, 1980.

Witnesses:

[Signature]
Mary Price
[Signature]
Mary Price

Directors:

[Signature]
John S. Jemison, Jr.
[Signature]
Donald R. Fisher
[Signature]
James S. Davis
[Signature]
Robert W. Littlejohn

CLERK OF THE DISTRICT COURT
SHELBY COUNTY, ALABAMA

1980 NOV 18 PM 3:17

[Signature]

Deed 100.00
Rec 750
Ind. 1.00
108.50