

Send Tax Notice to:
G & C Investment Company

723 2411 Mallard Drive
Birmingham, AL 35216

\$40,000.00.

This instrument was prepared by:
Joseph S. Bluestein, Esq.
✓ SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, AL 35255

STATE OF ALABAMA)
SHELBY COUNTY)

19811026000113550 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
10/26/1981 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Sepco Corporation, an Alabama corporation (herein referred to as "Grantor"), in hand paid by G & C Investment Company, an Alabama general partnership, (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. 1981 ad valorem taxes due and payable October 1, 1981, but not delinquent until January 1, 1982.

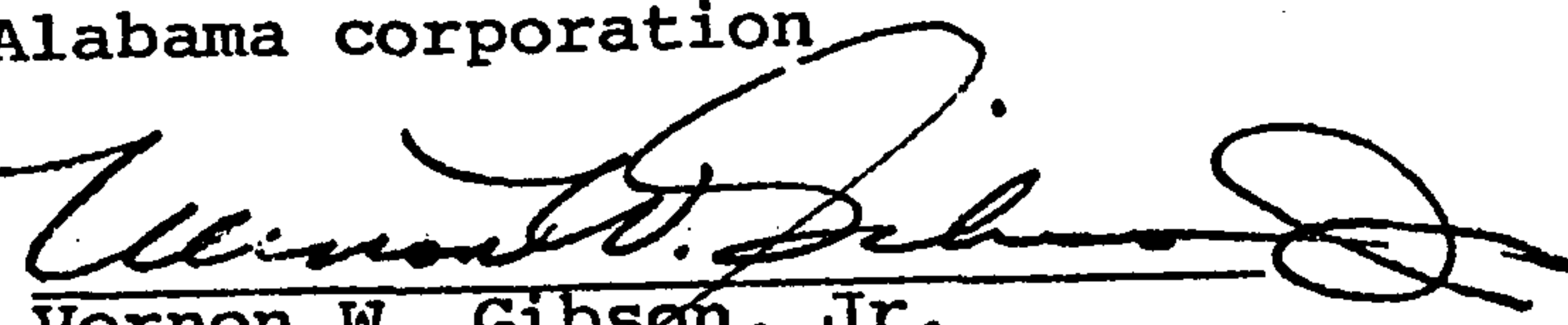
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantee that it is lawfully seized of said premises in fee simple; that they are free from all encumbrances done or suffered by it, except as hereinabove stated; 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 unto the said Grantee, its successors and assigns forever, against the lawful claims of any and all persons claiming under acts done or suffered by it, except as herein stated.

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

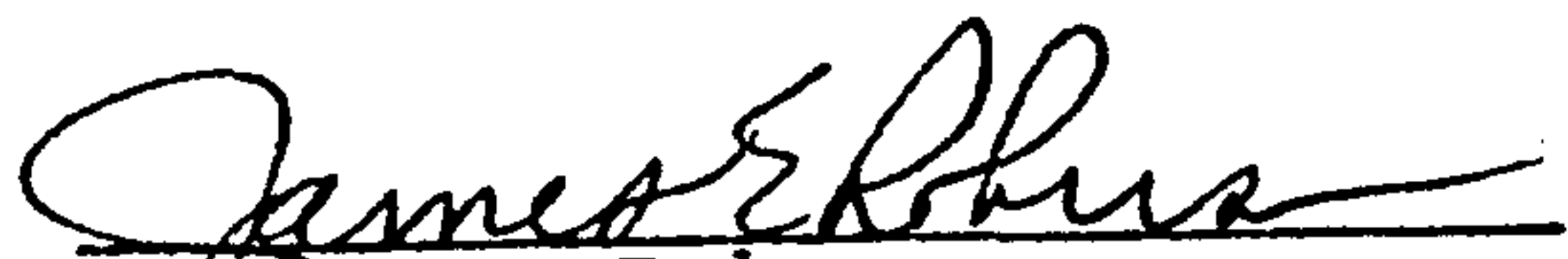
IN WITNESS WHEREOF, the said Sepco Corporation, by Vernon W. Gibson, Jr., its president, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6TH day of OCT., 1981.

SEPCO CORPORATION,
an Alabama corporation

By: 

Vernon W. Gibson, Jr.
Its President

ATTEST:



James E. Roberson
Its Secretary

(Corporate Seal)

STATE OF ALABAMA)

COUNTY OF Jefferson (LAT)

I, the undersigned, a Notary Public in and for the

county and state aforesaid, do certify that Vernon W. Gibson, Jr., whose name as president of Sepco Corporation, an Alabama corporation, is signed to the foregoing instrument and who is known to me, 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 corporation.

Given under my hand and seal this 6th day of

October, 1981.


Notary Public

My Commission Expires: 7/29/85

MOD:nw

EXHIBIT "A"

19811026000113550 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
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The following described land, being a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, and being 10.03 acres, more or less, situated in Shelby County, Alabama:

Begin at the NW corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3, West; thence run Southerly along the West boundary line of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West for 300.0 feet; thence turn an angle of 88 deg. 36' 15" to the left and run Easterly for 1375.38 feet, more or less, to a point on the West right of way line of U.S. 31 Highway; thence turn an angle of 64 deg. 33' to the left and run Northeasterly along the West right of way line of U.S. 31 Highway 333.65 feet, more or less, to the point of intersection of the West right of way line of U.S. 31 Highway and the North boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence run Westerly along the North boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, Township 20 South, Range 3 West, for 1526.45 feet, to the point of beginning.

Less the following described Parcels of the property described hereinabove which have been heretofore conveyed:

(a) The following described Parcel conveyed to Duncan & Gilliam Construction Company, Inc., by deed dated February 28, 1971:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence south along the west line thereof, a distance of 253.12 feet; thence northeasterly a distance of 255.27 feet to a point in the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 40.01 feet to the point of beginning.

(b) The property which was conveyed to the Pelham Industrial Development Board by deed recorded in Book 318, at Page 91 in the Probate Office of Shelby County, Alabama.

(c) The property which was conveyed to the Pelham Industrial Development Board by deed recorded in Book 290, at Page 732 in the Probate Office of Shelby County, Alabama.

I CERTIFY THIS
DOCUMENT WAS FILED

1981 OCT 26 AM 9:44

Thomas P. Lawrence, Jr.
JUDGE OF PROBATE

Deed Tax \$40.00
Rec 4.50
Jud 1.00
\$45.50

BOOK 335 PAGE 709