

John Hollis Jackson, Jr.
 Attorney at Law
 Box 1318
 Clanton, Alabama 35045.

54

\$ 154,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and no/100 (\$1.00) Dollar and execution of a purchase money mortgage to the undersigned grantor, Southeast Electric Service, Inc., a corporation, in hand paid by Peters Manufacturing Company, Inc., a corporation, the receipt of which is hereby acknowledged, the said Southeast Electric Service, Inc., a corporation does by these presents, grant, bargain, sell and convey unto the said Peters Manufacturing Company, Inc., a corporation, the following described real estate, situated in Shelby County, Alabama.

Lot 1 of Ralph Tulley Industrial Park Survey as recorded in Map Book 5, Page 66 in the Office of Probate Judge of Shelby County, located in the Courthouse in Columbiana, Alabama, and being more particularly described as follows:

Commence at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 20-South, Range 3-West, Shelby County, Alabama; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 812.44 feet to a point; thence turn an angle to the right of 72° 40'10" and run for a distance 52.91 feet to a point; thence turn an angle of 90°00' to the left and run for a distance of 189.97 feet to a point; thence turn an angle of 22°17'30" to the right and run for a distance of 54.04 feet to a point; thence turn an angle of 22°17'30" to the left and run for a distance of 191.39 feet to the Point of Beginning; thence from point thus obtained turn an angle of 106°22'50" to the right for a distance of 82.57 feet to a point; thence turn an angle of 106°42' to the left and run for a distance of 347.72 feet to a point (said point being on the East right-of-way of 50' Public Road); thence turn an angle of 89°27'20" to the left for a distance of 89.22 feet along said R.O.W. to a point; thence turn an angle of 89°48' to the left and run for a distance of 325.0 feet to a point; thence turn an angle of 90°12' to the left and run for a distance of 32.87 feet to the point of beginning. Containing 0.77 acres.

Said parcel of land lying in the Northeast Quarter of Section 23, Township 20-South, Range 3-West in Shelby County, Alabama.

WILLIAM E. PETERS
 P.O. Box 727
 PELHAM, AL 35124

BOOK 337 PAGE 616

BOOK 337 PAGE 617

TO HAVE AND TO HOLD, To the said Peters Manufacturing Company, Inc., a corporation, its successors and assigns forever.

And said Southeast Electric Service, Inc., a corporation, does for itself, its successors and assigns, covenant with said Peters Manufacturing Company, Inc., a corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said to the said Peters Manufacturing Company, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Southeast Electric Service, Inc., a corporation, by its President, H. J. Clark, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of January, 1982.

ATTEST:

SOUTHEAST ELECTRIC SERVICE, INC.,
a corporation

Josephine H. Clark
Secretary

BY: H. J. Clark, Jr.
President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. J. Clark, Jr., whose name as President of Southeast Electric Service, 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 30 day of January, 1982. *See Mtg. 418 pg. 128*

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

1982 FEB -2 AM 11:50

Rec. 300
Ind. 100
400

Heidi Rae Danner
Notary Public

Thomas A. Snowden, Jr.
JUDGE OF PROBATE