

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P.O. Box 557, Columbiana, Alabama 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA X

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY X

That in consideration of Five Thousand Seven Hundred Fifty and no/100
(\$5,750.00) Dollars, to the undersigned grantor, THE INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF COLUMBIANA, a corporation, (herein referred to as
Grantor), in hand paid by the grantee herein, the receipt of which is here-
by acknowledged, the said Grantor does by these presents, grant, bargain,
sell and convey unto NFA CORP., (herein referred to as Grantee, whether
one or more), the following described real estate situated in Shelby
County, Alabama, to-wit:

TRACT I: Commence at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section
26, Township 21 South, Range 1 West; thence run South 39
degrees 01 minutes East a distance of 1067.56 feet; thence
turn an angle of 24 degrees 02 minutes to the right and run a
distance of 210 feet; thence turn an angle of 89 degrees 45
minutes to the right and run a distance of 1764 feet; thence
turn an angle of 0 degrees 40 minutes to the right and run a
distance of 125 feet; thence turn an angle of 1 degree 04
minutes to the right and run a distance of 143.50 feet; thence
turn an angle of 6 degrees 45 minutes to the right and run a
distance of 294.55 feet to a point on the South right-of-way
line of Alabama State Highway No. 70 and the SE right-of-way
line of the Southern Railroad, said point being the point of
beginning; thence turn an angle of 28 degrees 47 minutes to the
left and run along the SE right-of-way line of the Southern
Railroad a distance of 296.57 feet; thence turn an angle of
55 degrees 43 minutes to the left and run a distance of 268.03
feet; thence turn an angle of 90 degrees 00 minutes to the left
and run a distance of 538.35 feet; thence turn an angle of 90
degrees 00 minutes to the left and run a distance of 463 feet
to a point on the South right-of-way line of Alabama State
Highway No. 70; thence turn an angle of 95 degrees 30 minutes
to the left and run a distance of 294.55 feet to the point of
beginning, containing 5 acres. SUBJECT to a right-of-way or
easement in favor of H.M. Gordon and wife, Ruth Gordon, their
heirs and assigns and The Industrial Development Board of the
Town of Columbiana, its successors and assigns, to be used
for all purposes for which a city street may be used, over and
across a strip of land described as follows: Commence at the
point of beginning of the above described parcel of land and
run thence Southwesterly along the SE right-of-way line of the
Southern RR a distance of 296.57 feet; thence turn an angle of
55 degrees 43 minutes to the left and run a distance of 48.41
feet; thence turn an angle of 124 degrees 17 minutes to the
left and run thence 396.67 feet to the South right-of-way line
of said Alabama State Highway #70; thence turn an angle of
151 degrees 13 minutes to the left and run 83.01 feet to the
point of beginning.

TRACT 2: Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence turn an angle of 24 degrees 02 minutes to the right and run a distance of 210 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 1764.00 feet; thence turn an angle of 00 degrees 40 minutes to the right and run a distance of 125.00 feet; thence turn an angle of 1 degree 04 minutes to the right and run a distance of 143.50 feet; thence turn an angle of 6 degrees 45 minutes to the right and run a distance of 294.55 feet to a point on the South right-of-way line of Alabama State Highway No. 70 and the Southeast right-of-way line of the Southern Railroad; thence turn an angle of 28 degrees 47 minutes to the left and run along the Southeast right-of-way line of the Southern Railroad a distance of 296.57 feet; thence turn an angle of 55 degrees 43 minutes to the left and run a distance of 268.03 feet to the point of beginning of the property herein described; thence turn an angle of 90 degrees 00 minutes to the left and run along the South boundary of the land heretofore conveyed by H.M. Gordon and wife, Ruth Gordon to The Industrial Development Board of the Town of Columbiana by deed dated July 12, 1960, a distance of 538.35 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 404.57 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 538.35 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 404.57 feet to the point of beginning; said property is situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, and contains five acres. Situated in Shelby County, Alabama.

Subject to all easements and rights-of-way of record.

TO HAVE AND TO HOLD, To the said Grantee, its heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs 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 same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of August, 1982.

ATTEST:

Therese D. Larkin
Secretary

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE TOWN OF COLUMBIANA

BY George B. Smith
President

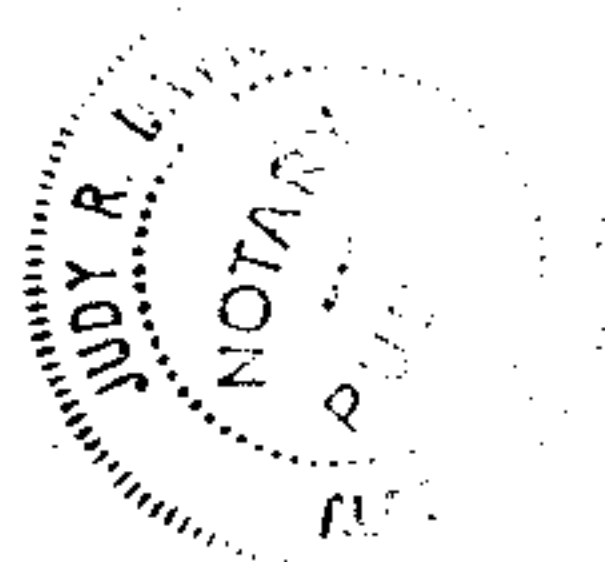
STATE OF ALABAMA X
COUNTY OF SHELBY X

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Bentley, whose name as President of The Industrial Development Board of the Town of Columbiana, 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 25th day of

August, 1982.

Judy R. Davis
Notary Public



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

1982 AUG 26 PM 3:31

Thomas A. Shandlin, Jr.
JUDGE OF PROBATE

Deed 6.00
Rec. 4.50
Ind. 1.00

11.50