

This Instru. prepared by
(Name) COURTNEY H. MASON, JR., ATTORNEY
(Address) P. O. BOX 1007, ALABASTER, AL. 35007



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

1053

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THOUSAND AND NO/100TH (\$300,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

AMERICAN FOREST PRODUCTS CO., A CALIFORNIA LIMITED PARTNERSHIP

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
WELCH ENTERPRISES, AN ALABAMA PARTNERSHIP

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in a Westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 73.83 feet, thence 88 degrees 23 minutes right in a northerly direction a distance of 174.72 feet to the point of beginning; thence continue along last described course a distance of 458.98 feet to the southwesterly right of way line of the Atlantic Coast Line Railroad, thence 48 degrees 19 minutes 30 seconds left in a northwesterly direction along said right of way a distance of 80.80 feet, thence 0 degrees 12 minutes left continuing along said right of way a distance of 15.86 feet, thence 40 degrees 43 minutes left in a westerly direction a distance of 76.65 feet, thence 40 degrees 43 minutes right in a northwesterly direction a distance of 685.77 feet, thence 90 degrees left in a southwesterly direction a distance of 294.17 feet, thence 90 degrees left in a southeasterly direction a distance of 1144.51 feet to the point of beginning. Said parcel contains 7.02 acres.

Subject to easements and restrictions of record.

\$262,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of November, 19 82.

AMERICAN FOREST PRODUCTS CO., A CALIFORNIA LIMITED PARTNERSHIP

By: KKR ASSOCIATES, GENERAL PARTNER

By: George R. Roberts
George R. Roberts
Its: General Partner

STATE OF CALIFORNIA
SAN FRANCISCO COUNTY

General Acknowledgment

I, the undersigned Richard L. Ocheltree a Notary Public in and for said County, in said State, hereby certify that George R. Roberts, whose name as General Partner, of KKR Associates, the General Partner of American Forest Products Co., a California Limited Partnership,

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, A.D. 19 82



RICHARD L. OCHELTREE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
CITY AND COUNTY OF
SAN FRANCISCO

My Commission Expires Nov. 12, 1985

2740 HYDE ST., SAN FRANCISCO, CA. 94109

Richard L. Ocheltree
Notary Public