

1136

Send Tax Notice to:

Valley Industries, Inc  
900 Walnut Street  
St. Louis, Missouri 63102

This Instrument Prepared by:  
Maurice L. Shevin  
SIROTE, PERMUTT, FRIEND, FRIEDMAN,  
HELD & APOLINSKY, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35255

STATE OF ALABAMA )

COUNTY OF SHELBY )

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, SAGINAW PIPE COMPANY, INC., a corporation (herein referred to as "Grantor"), in hand paid by THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF ALABASTER, a public corporation, (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 herein- after 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. 1984 Ad Valorem taxes, a lien but not yet due and payable until October 1, 1984.
2. Right-of-way to Alabama Power Company recorded in Volume 329, page 325, in the Probate Office of Shelby County, Alabama.
3. All minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property.

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 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.

Alabama Title

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

IN WITNESS WHEREOF, the said SAGINAW PIPE COMPANY, INC., a corporation, by E. E. Raughley, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29<sup>th</sup> day of December, 19 83.



SAGINAW PIPE COMPANY, INC.  
formerly RAUGHLEY PIPE COMPANY, INC.

By: E. E. Raughley  
Its President

ATTEST:

By: E. E. Raughley  
Its President

(CORPORATE SEAL)

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do certify that E. E. Raughley, whose name as President of SAGINAW PIPE COMPANY, INC., a 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 the 29<sup>th</sup> day of December, 19 83.

Samuel E. Upchurch  
Notary Public

My Commission Expires: 1/14/87

DME:shc

EXHIBIT "A"

PARCEL I:

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, and the SW 1/4 of the NW 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said SE 1/4 of the NW 1/4; thence in a westerly direction along the southerly line of said 1/4-1/4 section, a distance of 1352.45 feet to the SE corner of said SW 1/4 of the NW 1/4; thence continue in a westerly direction along the southerly line of said SW 1/4 of the NW 1/4, a distance of 70.23 feet to the intersection with the north-easterly R/W line of the L & N Railroad; thence 62° 29' 45" right, in a northwesterly direction along said R/W line, a distance of 300.0 feet; thence 107° 49' 57" right, in a north-easterly direction, a distance of 200.62 feet to a point in the easterly line of said SW 1/4 of the NW 1/4, which point is 300.00 feet north of the SE corner of said 1/4-1/4 section; thence 82° 25' 42" left, in a northerly direction along the easterly line of said 1/4-1/4 section, a distance of 232.48 feet; thence 87° 41' 15" right, in an easterly direction, a distance of 994.94 feet; thence 8° 22' left, in a northeasterly direction, a distance of 899.87 feet; thence 0° 23' 37" left, in a northeasterly direction, a distance of 230.93 feet to a point on the southwesterly R/W line of U.S. Highway 31 South; thence 73° 47' 37" right, in a southeasterly direction along said R/W line, a distance of 335.00 feet; thence 106° 12' 23" right, in a southwesterly direction, a distance of 930.63 feet to a point on the easterly line of said SE 1/4 of the NW 1/4; thence 79° 55' 37" left, in a southerly direction along said easterly line, a distance of 357.25 feet to the Point of Beginning.

PARCEL II:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SW corner of said 1/4-1/4 section; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distance of 357.25 feet; thence 79 degrees, 55 minutes, 37 seconds right, in a northeasterly direction, a distance of 930.63 feet to a point on the southwesterly R/W line of U.S. Highway 31 South; thence 73 degrees, 47 minutes, 37 seconds right, in a southeasterly direction along said R/W line, a distance of 366.30 feet; thence 106 degrees, 12 minutes, 23 seconds right, in a southwesterly direction, a distance of 1095.35 feet to the Point of Beginning.

1983 DEC 29 PM 4:13

*James D. Thompson*  
COUNTY CLERK

Rec 4.50  
Ind 1.00  
5.50