

545

59,620

344

Send Tax Notice to:

Comptroller

✓ Simsco, Inc.

130 Industrial Park Road

Columbiana, Alabama 35051

STATE OF ALABAMA)

*

COUNTY OF SHELBY)

THIS INDENTURE, made and entered on this, the 4th day of January, 1984, by and between McWane, Inc., a Delaware corporation, Party of the First Part hereinafter referred to as "Grantor", and Simsco, Inc., an Alabama corporation, Party of the Second Part, hereinafter referred to as "Grantee",

W I T N E S S E T H:

The Party of the First Part, for \$10.00 in hand paid and for other good and valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey, unto Grantee the property situated in the state and county first above written, more particularly described on Exhibit A attached hereto and made a part hereof as fully as if set forth in full at this point.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, in fee simple forever.

And Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns; that it is lawfully seized in fee simple of said premises, that they are free from all liens and encumbrances except as set forth on said Exhibit A, heretofore recorded easements, and liens as of October 1, 1983 for ad valorem taxes not yet due and payable; that it has good right to sell and convey the same; and that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part as Grantor has caused this conveyance to be executed under its seal by its President thereunto fully authorized on this, the day and year herein first above written.

(SEAL)

McWane, Inc.

A Delaware corporation

By

John J. McMahon, Jr.
John J. McMahon, Jr.
Its President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority in and for the State of Alabama at Large, hereby certify that John J. McMahon, Jr., whose name as President of McWane, Inc., a Delaware 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 4th day of January, 1984.

Meade Frierson III
Notary Public

Commission Expires: 1-21-87

(NOTARIAL SEAL)

BOOK 352 PAGE 616

This instrument prepared by:

Meade Frierson, III
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
1900 First National-Southern
Natural Building
Birmingham, Alabama 35203

EXHIBIT A

SHELBY COUNTY, ALABAMA

Commence at the NE corner of Section 27, Township 21 South, Range 1 West (Axle found in place) thence run S 1 deg. 44' E a distance of 100.0 feet to a point; thence turn an angle of 88 deg. 30' 30" to the right and run Westerly a distance of 1727.9 feet to a point on the West boundary line of Industrial Road; thence run Northerly along said West boundary line a distance of 60 feet to the point of beginning; thence continue along said West boundary line a distance of 300.0 feet to a point; thence turn an angle of 90 deg. 49' 30" to the left and run Westerly a distance of 400.0 feet to a point; then turn an angle of 89 deg. 10' 30" to the left and run Southerly a distance of 300.0 feet to a point on the North boundary line of a 60 foot easement; thence turn an angle of 90 deg. 49' 30" to the left and run Easterly along said North boundary line a distance of 400.00 feet to the point of beginning.

Said parcel of land is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 22, Township 21 South, Range 1 West and contains 2.75 acres.

BOOK 352 PAGE 617

ALABAMA SHELBY CO.
RECORDED
JAN 11 1984

1984 JAN 11 AM 11:00

THOMAS R. JENNINGS, JR.
NOTARY PUBLIC

Deed TAX	60.00
Rec	4.50
Ind	1.00
	65.50