

This instrument was prepared by

(Name) First National Bank of Columbiana

(Address) P.O. Box 977 Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8038

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand & 00/100 (\$17,000.00)

to the undersigned grantor, First National Bank of Columbiana a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Triangle Industries, Inc.

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in

Part of Lot 8-A, according to Spain Estate, as shown by recorded survey
in Map Book 5 Page 32 in the Office of the Judge of Probate of Shelby
County, Alabama, and being more particularly described as follows: Begin-
ning at the NW corner of said Lot 8-A, Spain Estate, and run in an
easterly direction along the North line of said Lot 8-A for a distance
of 99.28 feet; thence turn an angle to the right of 89 deg. 31 min. 55
sec. and run in a southerly direction for a distance of 73.24 feet;
thence turn an angle to the right of 88 deg. 28 min. 05 sec. and run in
a westerly direction for a distance of 98.31 feet, more or less, to a
point on the easterly right-of-way line of Shelby County Highway No. 12;
thence turn an angle to the right of 90 deg. 47 min. and run in a northerly
direction along said easterly right-of-way line of Shelby County Highway
No. 12 for a distance of 76.69 feet to the point of beginning, being
situated in Shelby County, Alabama.

\$16,000.00 of the purchase price recited above was filed with the
Mortgage simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Karl C. Harrison
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 1984

ATTEST:

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned
State, hereby certify that Karl C. Harrison
whose name as President of First National Bank of Columbiana
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 2nd day of August 1984

Form ALA-33

P.O. Box 43363
B'ham, AL 35243

My Commission Expires March 30, 1988