

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Grantor, by the Grantee herein, the receipt whereof is hereby acknowledged, METROCK PROPERTIES, an Alabama general partnership (hereinafter referred to as Grantor), does hereby grant, bargain, sell, transfer, and convey unto THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO, ALABAMA, a public corporation duly organized and existing under the laws of the State of Alabama (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Part of the W 1/2 of the NE 1/4 and part of the E 1/2 of the NW 1/4 of Section 6, Township 24 North, Range 13 East and in Section 1, Township 24 North, Range 12 East, more particularly described as follows: Commence at the Northeast corner of said Section 6 and run West along the North line thereof, which is commonly called the Freeman Line 2,332.68 feet to a point which 309.3 feet East of the Northwest corner of the NE 1/4 of said Section 6; thence turn left 92 deg. 52 min. 30 sec. and run a distance of 429.82 feet to the point of beginning; thence continue along the same course 1487 feet to the North right of way line of the Calera to the Montevallo paved road; thence turn right 88 deg. 22 min. and run in a Westerly direction along the Northerly right of way a distance of 316.04 feet to the point of a curve in said road; thence following the curve in said road to the

right, said curve having a radius of 9,833 feet and a central angle of 1 deg. 38 min. a distance of 280.31 feet to the point of tangency of said curve; thence continue in a Westerly direction along said tangent and along the Northerly right of way line of said road, a distance of 903.91 feet to the center line of a culvert projected to the intersection with the Northerly right of way line of said road; then turn right 90 deg. and runing a distance of 1500 feet; thence turn right 90 deg. and running a distance of 1500 feet to the point of beginning.

TOGETHER WITH all buildings, additions, fixtures and improvements located thereon, with the tenements, hereditaments, appurtenances, rights, privileges and immunities thereunto belonging or appertaining.

The conveyance is subject to the following:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 163 Page 450 in Probate Office.
2. Right-of-Way granted to Southern Railway Company by instrument recorded in Deed Book 161 Page 164 in Probate Office.
3. Eastment to Water Works Board of the Town of Montevallo as shown by instrument recorded in Deed Book 175 Page 198 in Probate Office.

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

And the Grantor does, for itself and for its legal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it will and its legal representatives, successors and assigns shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Metrock Properties has caused this instrument to be executed in its name and behalf by each of its general partners, namely John M. Metrock, Michael Metrock and James T. Metrock, this 14th day of November, 1984.

METROCK PROPERTIES

Ray D. G. M.
Witness

By James T. Metrock
General Partner

Ray D. H. M.
Witness

By Michael Metrock
General Partner

Bruce M. M.
Witness

By John M. Metrock
General Partner

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John M. Metrock, whose name as general partner of Metrock Properties, an Alabama general partnership, is signed to the foregoing conveyance and who is known to me and known to be such general partner of such partnership, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal of office this 14th day of November, 1984.

Lynn L. Hagard
Notary Public

My commission expires: 5/26/86

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Michael Metrock, whose name as general partner of Metrock Properties, an Alabama general partnership, is signed to the foregoing conveyance and who is known to me and known to be such general partner of such partnership, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal of office this 14th day of November, 1984.

Lynn L. Nagard
Notary Public

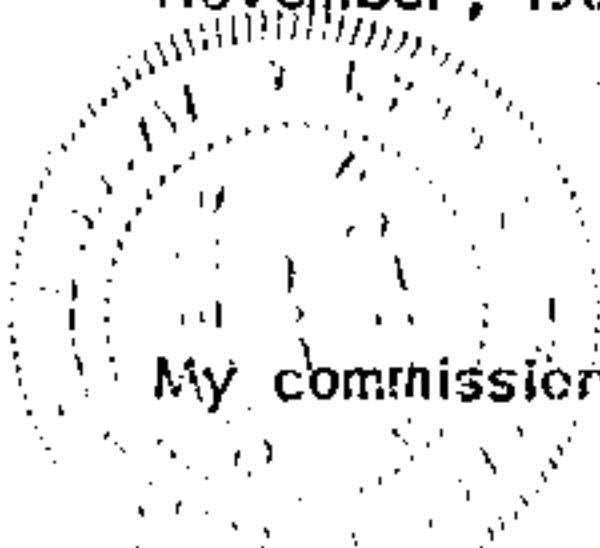
My commission expires: 5/26/86

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that James T. Metrock, whose name as general partner of Metrock Properties, an Alabama general partnership, is signed to the foregoing conveyance and who is known to me and known to be such general partner of such partnership, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal of office this 14th day of November, 1984.



Lynn L. Thagard
Notary Public

My commission expires: 5/26/86

GRANTOR'S ADDRESS:

Railroad Avenue
Helena, Alabama

GRANTEE'S ADDRESS:

City Hall
Montevallo, Alabama

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

1984 NOV 14 PM 2:19

Thomas A. Stevenson, Jr.
JUDGE OF PROBATE

Reg. 15.00
Ind. 1.00
16.00

THIS INSTRUMENT PREPARED BY:

Richard L. Pearson
Balch Bingham Baker Ward Smith Bowman & Thagard
505 North 20th Street
Suite 700
Birmingham, Alabama 35203