

1380

Send tax notice to:

Engineered Control Systems
Post Office Box 36041
Birmingham, Alabama 35236

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That BIRMINGHAM REALTY COMPANY, a corporation organized and existing under the laws of the State of Alabama (herein called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received by Grantor from THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation organized and existing under the laws of the State of Alabama (herein called the "Board"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey to the Board the land more particularly described on Exhibit A attached hereto and made a part hereof, together with all structures and other improvements located on the land hereby conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto; subject, however, to

(a) The lien for ad valorem taxes for the tax year beginning on October 1, 1984,

(b) Restrictions, covenants and conditions as set out in instrument recorded in Real Book 21 at page 339 in the office of the Judge of Probate of Shelby County, Alabama,

(c) Rights-of-way granted to Alabama Power Company by instruments recorded in Deed Book 101 at page 523, Deed Book 139 at page 157, Deed Book 167 at page 104 and Deed Book 219 at page 581 in said Probate Office, and

(d) Title to all minerals within and underlying said land, together with all mining rights and other rights, privileges and immunities relating thereto, as conveyed in instrument recorded in Deed Book 5 at page 706 in said Probate Office.

TO HAVE AND TO HOLD said land, together with all easements, licenses, privileges and appurtenances belonging or in any way appertaining thereto, unto the Board, its successors and assigns in fee simple forever.

Grantor does hereby covenant with the Board, and the successors and assigns thereof, that it is lawfully seized in fee simple of said land; that said land is free from all liens, encumbrances and exceptions except as aforesaid; that it has good right to sell and convey said land to the Board; and that it will warrant and defend

This instrument was prepared by
MEADE WHITAKER, JR.
800 First National-Southern Natural Bldg.
BIRMINGHAM, ALABAMA 35203

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Haskell, Slaughter & Co.

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said land unto the Board, and the successors and assigns thereof, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and attested by its duly authorized officers, this 21st day of August, 1985.

BIRMINGHAM REALTY COMPANY

By

Russell M. Cunningham
Its President

ATTEST:

Ann G. Marshall
Its Secretary

[SEAL]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that RUSSELL M. CUNNINGHAM III, whose name as President of BIRMINGHAM REALTY COMPANY, a corporation organized and existing under the laws of the State of Alabama, 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 the within instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation.

GIVEN under my hand and official seal of office, this 21st day of August, 1985.

[NOTARIAL SEAL]

R. Laffer Colvin
Notary Public

My Commission Expires: AUG. 12, 1987

EXHIBIT A

Part of the E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of Lot 3B, 2nd Amendment Commercial Subdivision Riverchase East First Sector, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6 page 139, run in a Northerly direction along the West line of said Lot 3B, for a distance of 28.21 feet to an existing iron pin, being the point of beginning; thence continue in a Northerly direction along said West line of Lot 3B for a distance of 134.64 feet to an existing iron pin; thence turn an angle to the left of 90 deg. and run in a Westerly direction for a distance of 323.48 feet to a point on the East right of way line of Business Center Drive; thence turn an angle to the left of 89 deg. 57 min. and run in a Southerly direction along said East right of way line for a distance of 134.64 feet to an existing iron pin; thence turn an angle to the left of 90 deg. 03 min. and run in an Easterly direction for a distance of 323.60 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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STATE OF ALABAMA
JUDGE OF PROBATE
SHELBY COUNTY

1985 AUG 26 AM 9:00

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