

34

WARRANTY DEED

6.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ninety Two Thousand Five Hundred (\$92,500.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Thomas M. Pearce and Wife, Ann L. Pearce and William M. Schuler and Wife, Lemoyne L. Schuler (herein referred to as grantors, grant bargain, sell and convey unto Avanti Polar Lipids, Inc., A Corporation (herein referred to as grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section a distance of 51.72 feet to the point of beginning; thence continue on last described course a distance of 545.00 feet to its intersection with the South right of way line of the Alabaster Industrial Road; thence 91 degrees 05 minutes to the right and run in an Easterly direction along the South line of said Alabaster Industrial Road right of way a distance of 400.00 feet; thence 88 degrees 55 minutes angle to the right and run in a Southerly direction 545.00 feet; thence 91 degrees 05 minutes to the right and run in a Westerly direction a distance of 400.00 feet to the point of beginning.

This conveyance subject to:

1. Easements and restrictions of record.
2. Taxes for 1985.

TO HAVE AND TO HOLD to the said Grantee, Its Successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, Its Successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, Its Successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of August, 1985.

Ann L. Pearce (SEAL)
Ann L. Pearce

Thomas M. Pearce (SEAL)
Thomas M. Pearce

Lemoyne L. Schuler (SEAL)
Lemoyne L. Schuler

William M. Schuler (SEAL)
William M. Schuler

STATE OF ALABAMA)

SHELBY COUNTY)

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Pearce and Wife, Ann L. Pearce whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, 1985.

[Signature]
Notary Public

This instrument prepared by James A. Holliman
1610 4th Avenue North
Bessemer, Alabama 35020

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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