

Send Tax Notice To:

Moore-Handley, Inc.
P.O. Box 2607
Birmingham, Alabama 35202

This instrument was prepared by:

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Bradley, Arant, Rose & White
Attorneys at Law
1400 Park Place Tower
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand Dollars (\$110,000.00) to the undersigned grantor, HOMECRAFTERS WAREHOUSE, INC., a corporation, in hand paid by MOORE-HANDLEY, INC., the receipt of which is hereby acknowledged, the said HOMECRAFTERS WAREHOUSE, INC., a corporation, does by these presents, grant, bargain, sell and convey unto the said MOORE-HANDLEY, INC., the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 049 PAGE 186
A parcel of land located in the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Section 14; thence in a Westerly direction along the South line of said Section 14 a distance of 201.98 feet to the center line of Atlantic Coast Line Railroad right of way; thence 62 deg. 35 min. right along the center line of said right of way in a Northwesterly direction a distance of 196.31 feet to the intersection of the center line of the Ashville-Montevallo Road; thence 20 deg. 35 min. right in a Northwesterly direction along said center line of said road a distance of 703.74 feet; thence 90 deg. left in a Southwesterly direction a distance of 30.0 feet to the West right of way line of said road and the point of beginning of herein described property; thence continue along last described course a distance of 180.88 feet to the Northeast right of way line of Atlantic Coast Line Railroad; thence 69 deg. 25 min. right in a Northwesterly direction along said right of way a distance of 594.74 feet to the beginning of a curve to the left, said curve having a central angle of 27 deg. 12 min. (measure 8 deg. 07 min. 53 sec.) and a radius of 2,914.82 feet; thence along arc of said curve a distance of 413.67 feet; thence 125 deg. 32 min. 53 sec. right, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to the West right of way line of Ashville-Montevallo Road, said point being on a curve to the left, having a central angle of 2 deg. 23 min. 18 sec. and a radius of 277.35 feet (calculated 2,775.35); thence 95 deg. 34 min. 48 sec. right, measured to tangent of said curve, in a Southerly direction along arc of said curve a distance of 115.69 feet to end of said curve; thence continue along said right of way line in a Southerly direction a distance of 180.82 feet to the beginning of a curve to the left, said curve having a central angle of 10 deg. 01 min. 30 sec. and a radius of 3,223.53 feet; thence continue along arc of said curve in a Southerly direction a distance of 564.02 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 93, Page 392; Deed Book 127, Page 566 and Deed Book 248, Page 835 in Probate Office.

3. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 248, Page 837 and to Southern Natural Gas recorded in Deed Book 267, Page 172, in Probate Office.
4. 100 foot right of way in favor of Seaboard Coast Line Railroad Company (formerly Atlanta, Birmingham & Atlantic Railroad Co.) dated August 23, 1906, and recorded in Deed Book 36, Page 254 in Probate Office.

TO HAVE AND TO HOLD, To the said MOORE-HANDLEY, INC., their successors and assigns forever.

And said HOMECRAFTERS WAREHOUSE, INC., does for itself, its successors and assigns, covenant with said MOORE-HANDLEY, INC., its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 MOORE-HANDLEY, INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HOMECRAFTERS WAREHOUSE, INC., by its DIRECTOR OF PLANNING, ROBERT C. RASTELLO, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of November, 1985.

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HOMECRAFTERS WAREHOUSE, INC.

By: [Signature]
ROBERT C. RASTELLO
Its DIRECTOR OF PLANNING

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT C. RASTELLO, whose name as DIRECTOR OF PLANNING of HOMECRAFTERS WAREHOUSE, INC., a 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 7th day of November, 1985.

[Signature]
Notary Public

My commission expires: June 1987



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

1985 NOV 15 AM 8 31

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>110.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>116.00</u>