

SEND TAX NOTICE TO:

(Name) Trailer Specialty Co., Inc.
Route 2, Box 250
 (Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-6 Rev. 5-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand and No/100 (\$160,000.00).....DOLLARS,

to the undersigned grantor, CENTRAL STATE BANCORPORATION, a corporation,
 in hand paid by TRAILER SPECIALTY CO., INC., a corporation,

the receipt of which is hereby acknowledged, the said
CENTRAL STATE BANCORPORATION, a corporation,

does by these presents, grant, bargain, sell and convey unto the said
TRAILER SPECIALTY CO., INC., a corporation,

the following described real estate, situated in Shelby County, Alabama:

See attached Schedule "A" for legal description of real property.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Ad Valorem Taxes for 1986 and subsequent years to be assessed to and paid by Grantee, its successors or assigns. Grantee to pay entire 1986 Tax Bill for this property.
2. Right-of-way obtained as a result of condemnation proceedings, as shown by Final Decree dated June 28, 1965 and recorded in Probate Minutes 27, at Page 698, in Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way to State of Alabama, as shown by instrument recorded in Deed Book 204, at Page 104, in said Probate Records.
4. Right-of-way to Shelby County, as shown by instrument recorded in Deed Book 241, at Page 471, in said Probate Records.
5. Transmission line permit to Alabama Power Company, as shown by instrument recorded in Deed Book 145, at Page 373, in said Probate Records.

The \$160,000.00 consideration for this deed is paid by the proceeds of a loan from Central State Bank to Grantee of even date, which is secured by a purchase money mortgage of even date from Grantee to Central State Bank executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD, To the said TRAILER SPECIALTY CO., INC., a corporation, its successors

~~heirs~~ and assigns forever.

And said CENTRAL STATE BANCORPORATION, a corporation, does for itself, its successors and assigns, covenant with said TRAILER SPECIALTY CO., INC., a corporation, its successors

~~heirs~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 TRAILER SPECIALTY CO., INC., a corporation, its successors.

~~heirs, executors~~ and assigns forever, against the lawful claims of all persons. There is no warranty or representation as to the condition or quality of any improvement upon this real property or any part or portion of this real property.

IN WITNESS WHEREOF, the said CENTRAL STATE BANCORPORATION, a corporation, by its

President, William M. Schroeder

, who is authorized to execute this conveyance,

day of December, 1985.

CENTRAL STATE BANCORPORATION

has hereto set its signature and seal, this the

(SEAL)

ATTEST:

By William M. Schroeder
 Its President

Its Secretary

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned said State, hereby certify that William M. Schroeder whose name as President of CENTRAL STATE BANCORPORATION, 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 30th day of December, 1985.

Carol L. Lundy
 Notary Public

Central State Bank
 P. O. Box 100
 Calera, AL 35040

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

That part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northeast corner of said Section 30, run Westerly along the North Section line 49.47 feet to a point on the West right-of-way line of Shelby County Highway #87; run thence South 03 deg. 19 min. 25 sec. East along said right-of-way line for 665.4 feet to the beginning point of this parcel; from said point, continue last said course along said right of way line 474.0 feet; thence run South 86 deg. 40 min. 35 sec. West for 109 feet; run thence North 03 deg. 19 min. 25 sec. West for 300 feet; thence run South 86 deg. 40 min. 35 sec. West for 285.7 feet to a point on the East right-of-way line of I-65; thence run along said right-of-way line for 182.41 feet; thence run North 86 deg. 40 min. 35 sec. East for 449.08 feet, back to the beginning point, and containing 2.45 acres, more or less, according to survey dated September 18, 1985 by K. B. Perry, Registered Land Surveyor #296.

Also, that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northeast corner of said Section 30, run Westerly along the North Section line 49.47 feet to a point on the West right-of-way line of Shelby County Highway #87; run thence South 03 deg. 19 min. 25 sec. East along said right-of-way line for 1164.40 feet to the beginning point of this parcel; from said point, continue last said course along said right-of-way line 186.17 feet to an iron pipe; thence right 93 deg. 19 min. 25 sec. for 247.20 feet to an iron pin; thence right 69 deg. 55 min. 40 sec. and run along the East right-of-way of I-65 to the Southwest corner of the real property described in Deed Book 350, at Pages 572 and 573, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right and run Easterly along the South line of the real property described in the aforementioned Deed for a distance of 298.20 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANCORPORATION

BY: William M. [Signature]
Its President

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

1986 JAN -2 AM 9:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>

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