

This instrument was prepared by

(Name) Hugh Sims 1029

(Address) Birmingham, Al. 35243

This Form furnished by:

Cahaba Title. Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Palham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two Thousand and no/100---

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Hugh M. Sims, Jr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Simsco, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Attached as Exhibit "A"

BOOK 064 PAGE 718

This is not the homestead of the grantor or his wife.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this.....
day of March, 19 86

Hugh M. Sims, Jr.
Hugh M. Sims, Jr.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

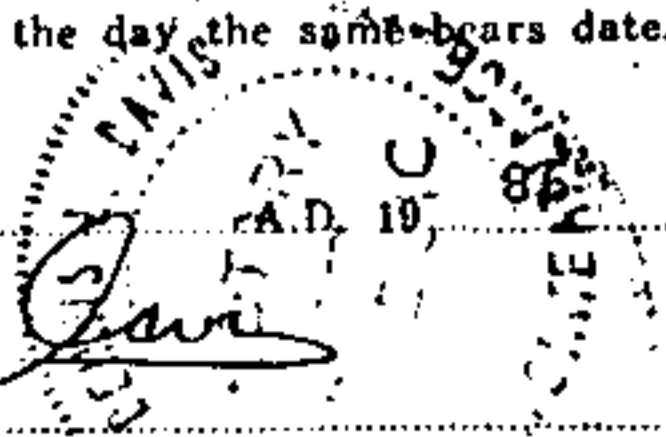
I, the undersigned authority
in said State, hereby certify that Hugh M. Sims, Jr.

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March

[Signature]
Notary Public



P.O. Box 915
Columbiana, Ala.
Form Ala. 30

My Commission Expires May 2, 1989

EXHIBIT *A*

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, and run South 1 deg. 44 min. East along the West boundary of said Section a distance of 849.41 feet to a point; thence turn an angle of 124 deg. 26 min. to the left and run North 54 deg. 07 min. East a distance of 825.60 feet to the West line of a 50 foot easement; thence continue North 54 deg. 07 min. East a distance of 60.62 feet to the Northeast corner of said 50 foot easement; thence turn an angle of 124 deg. 09 min. to the right and run South 1 deg. 27 min. East a distance of 80 feet, more or less, to the South line of highway right of way line; thence North 54 deg. 07 min. East along said South right of way line 183 feet to point of beginning; thence turn a 90 deg. angle to the right and run Southerly along the East line of property owned by Alloy Cast Productions, Inc. to the North right of way line of Southern Railway; thence run Easterly along said railroad right of way 32.11 feet; thence turn North 1 deg. 27 min. East 339.43 feet, more or less, to the South right of way line of said Highway; thence Westerly along the South right of way line of said Highway 217.11 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 064 PAGE 719

1. Deed Tax \$ 28.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 28.00

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

1986 MAR 19 PM 3:52

Thomas J. Harrison, Jr.
JUDGE OF THE COURT