

741

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Vulcan Threaded Products
P.O. BOX 10662
Birmingham AL 35202

WARRANTY DEED

STATE OF ALABAMA)
)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Thousand Dollars (\$90,000) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, W. David Upton, W. C. Stegall and W. P. Buck (herein collectively referred to as Grantors), grant, bargain, sell and convey unto The Industrial Development Board of the City of Pelham (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the North 1/2 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence Easterly along the South line of said 1/4-1/4 Section a distance of 1,091.42 feet to a point; thence left 69 degrees 30 minutes 00 seconds in a Northeasterly direction a distance of 480.00 feet to an iron; thence right 1 degree 30 minutes 55 seconds a distance of 331.34 feet to an X in the end of a block wall and being the point of beginning; thence continue along last described course being along a block wall a distance of 109.72 feet to an X on wall; thence right 12 degrees 10 minutes 14 seconds and along wall in a Northeasterly direction a distance of 252.80 feet to a point on the Southerly right-of-way of Cross Creek Trail; thence left 124 degrees 10 minutes 04 seconds and along said right-of-way in a Westerly direction a distance of 103.25 feet to the P.C. a curve to the right having a central angle of 29 degrees 35 minutes 23 seconds and a radius of 662.59 feet; thence right and along said curve an arc distance of 342.19 feet to the P.T. of said curve; thence left from tangent 27 degrees 07 minutes 43 seconds leaving the Southerly right of way of Cross Creek Trail in a Westerly direction a distance of 294.69 feet to a point; thence left 24 degrees 15 minutes 05 seconds and in a Southwesterly direction a distance of 278.57 feet to a point; thence left 70 degrees 27 minutes 20 seconds and in a Southerly direction a distance of 307.02 feet to a point; thence left 87 degrees 46 minutes 15 seconds in an Easterly direction a distance of 788.41 feet to the point of beginning. There also exists a 30-foot easement for the purpose of ingress, egress and utilities along the North side of the last described course, being 788.41 feet in length. Subject to easements and rights-of-way of record.

According to survey of William J. Finley, Ala. Reg. L.S. No. 6009, dated June 3, 1986.

The premises herein conveyed do not constitute the homestead of the Grantors.

TO HAND AND TO HOLD to the said Grantee, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs 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 Grantee, its heirs and assigns forever, against the lawful claims of all persons.

Jack

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
16 day of July, 1986.

W. David Upton
W. David Upton

W. C. Stegall
W. C. Stegall

W. P. Buck
W. P. Buck

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. David Upton, W. C. Stegall and W. P. Buck, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day, that, being informed of the contents of such Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of July, 1986.

Thomas A. Ritchie
Notary Public

My Commission Expires: 2-2-88

BOOK 085 PAGE 446

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 AUG 11 PM 1:04

Thomas A. Ritchie, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ Exempt
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 7.00

This instrument was prepared by Thomas A. Ritchie, whose address is 312 North 23rd Street, Birmingham, Alabama 35203.