

STATE OF ALABAMA)
SHELBY COUNTY)

379
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, paid in hand to THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation and instrumentality under the laws of the State of Alabama (herein called the "Board"), by C & B LIQUIDATING CO., INC. (formerly named Cole-Hall Lumber Company, Inc.), an Alabama corporation (herein called "C & B"), the receipt and sufficiency of which are hereby acknowledged, the Board does hereby grant, bargain, sell and convey unto C & B, the real property described on Exhibit "A" attached, together with all improvements thereon, situated in Shelby County, Alabama.

And the Board does for itself, its successors and assigns, covenant with C & B, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Board (except those encumbrances to the creation of which C & B or any tenant holding the same thereunder has consented and those encumbrances resulting from the failure of C & B to perform or observe any of the agreements or covenants on its part contained in that certain Lease Agreement dated as of November 1, 1975, and heretofore recorded in the office of the Judge of Probate of Shelby County, Alabama), and (ii) that the Board will forever warrant and defend the same, with the appurtenances thereunto belonging, unto C & B, its successors and assigns, against all lawful claims of all persons claiming by, through or under the Board except as hereinabove stated.

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TO HAVE AND TO HOLD unto C & B, its successors and assigns, forever.

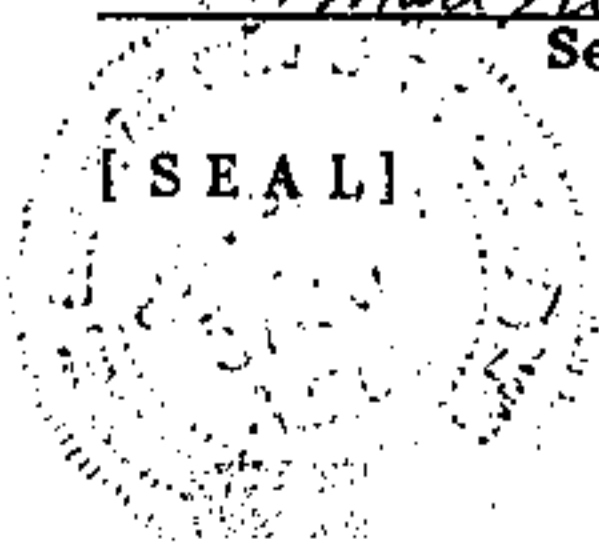
IN WITNESS WHEREOF, the Board has caused this conveyance to be executed in its name and behalf, has caused its corporate seal to be hereunto affixed, and has caused this conveyance to be attested, all by its duly authorized officers, on the 4 day of April, 1986.

THE INDUSTRIAL DEVELOPMENT BOARD OF
THE TOWN OF PELHAM

By David S. Dunbar
Chairman of its Board of Directors

ATTEST:

Marilee
Secretary

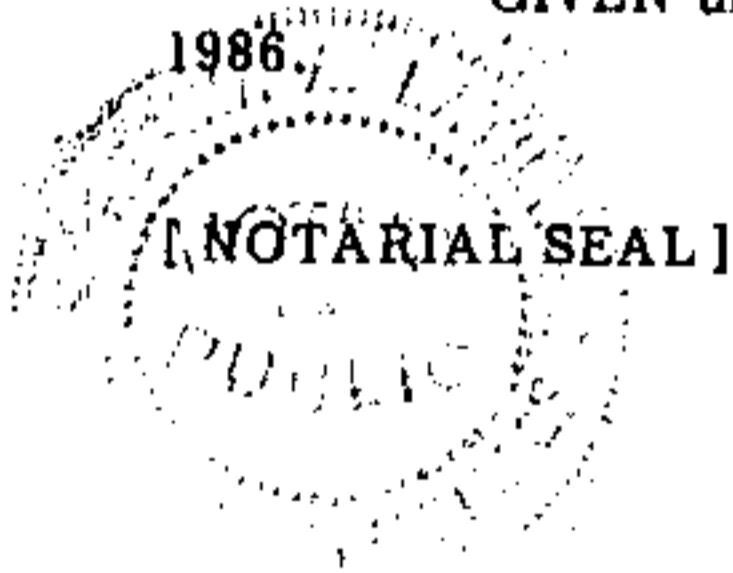


David S. Dunbar

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Daniel N. Spitzer, whose name as Chairman of the Board of Directors of THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation under the laws of the State of Alabama, 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 on the day the same bears date for and as the act of said public corporation.

GIVEN under my hand and official seal of office, this 4th day of April,



Regina A. Latham
Notary Public

My Commission Expires: 2/2/87

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This instrument was prepared by:
David S. Dunkle, Esq.
Lewis Martin Burnett & Dunkle
Professional Corporation
1900 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT "A"

PARCEL NO. 1

Part of the Northwest quarter of the Northwest quarter of Section 24 and part of the Northeast quarter of the Northeast quarter of Section 23, all in Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, for point of beginning; thence run in an Easterly direction along the North line of said Section for a distance of 337 feet; thence angle to the right 64 degrees, 33 minutes for a distance of 40 feet; thence angle to the right 80 degrees, 30 minutes for a distance of 243.6 feet; thence angle to the left 83 degrees, 35 minutes, 22 seconds for a distance of 308.39 feet; thence angle to the right 71 degrees, 29 minutes, 53 seconds for a distance of 173.17 feet; thence angle to the right 109 degrees, 45 minutes, 29 seconds for a distance of 643.38 feet; thence angle right 117 degrees, 17 minutes, for a distance of 111.70 feet to point of beginning, containing 2.75 acres, more or less, LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Easterly along the North line of said Section a distance of 119.06 feet to the point of beginning; thence continue along North line of said Section a distance of 217.94 feet; thence angle right 64 degrees, 33 minutes and run Southeasterly 40.0 feet; thence angle right 80 degrees, 30 minutes and run 189.89 feet Southwesterly; thence angle right 96 degrees, 12 minutes, 01 seconds and run Northwesterly 165.27 feet to the point of beginning, said exception containing 0.448 acres, more or less.

PARCEL NO. 2

Beginning at the Northwestern corner of the tract of land described herein; running thence Westwardly along a prolongation of the Northern boundary of said tract of land, 33.76 feet to a point 50 feet Northeastwardly, measured at right angles, from the center line of Seaboard Coast Line Railroad Company's main track; thence Southeastwardly, along an angle 117 degrees 17 minutes and parallel to said center line, 238.75 feet; thence Northeastwardly, along an angle to the left of 90 degrees, 30 feet to a point on the Southwestern boundary of said tract of land; thence Northwestwardly, along an angle to the left of 90 degrees, 223.38 feet, being along a portion of the Southwestern boundary of said tract of land, to the point of beginning; containing 0.16 of an acre, more or less.

Which said Parcel No. 2 is also described as commencing at the Northeastern corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Western direction along the North line of said Section for a distance of 111.70 feet to the point of beginning; thence continue along the North line of said Section a distance of 33.76 feet to a point 50 feet Northeastwardly, measured at right angles, from the center line of Seaboard Coast Line Railroad Company's main track; thence Southeastwardly along an angle 117 degrees 17 minutes and parallel to said center line for a distance of 238.75 feet; thence Northeastwardly along an angle to the left of 90 degrees for a distance of 30 feet to a point; thence Northwestwardly along an angle to the left of 90 degrees for a distance of 223.38 feet to the point of beginning; containing 0.16 of an acre, more or less.

EXHIBIT "A" (Continued)

PARCEL NO. 3

Beginning at the Northwest Corner of Section 24, Township 20 South, Range 3 West, Shelby County Alabama, thence run east along the north line of said section 119.06 feet; thence angle right 61 degrees 15 minutes 01 seconds and run 479.37 feet to point of beginning, thence angle right 89 degrees 38 minutes and run 54.53 feet, thence angle left 17 degrees 55 minutes 29 seconds and run 173.17 feet, thence angle left 70 degrees 14 minutes 31 seconds and run 21.22 feet, thence angle left 100 degrees 52 minutes 50 seconds and run 222.6 feet, thence angle left 80 degrees 35 minutes 10 seconds and run 39.53 feet to point of beginning.

Said property containing 0.186 acres more or less.

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

1986 SEP -5 PM 2:15

Thomas C. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.50</u>