

1316

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand Dollars (\$125,000) and other good and valuable consideration to the undersigned grantor, VALLEY DISTRIBUTORS, INC., an Alabama corporation (herein referred to as "Grantor" whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto AMSOUTH BANK N.A. as Escrow Agent for JACK W. KIDD (herein referred to as "Grantee," whether one or more) the real estate, situated in Shelby County, Alabama, described in Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD, to the said Grantee and to the successors, heirs and assigns of Grantee, forever.

And said Grantor does for themselves, their successors and assigns, covenant with said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except those noted herein, that Grantor has a good right to sell and convey the same, and that Grantor will, and the successors and assigns of Grantor shall, warrant and defend the title and the peaceable and quiet possession to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

Subject to a mortgage to First Commercial Bank, Birmingham, Alabama.

Subject to all easements, tenants-in-possession, restrictions, covenants, and rights-of-way of record.

Subject to 1986-1987 taxes.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal hereon this the 15 day of DEC, 1986.

VALLEY DISTRIBUTORS, INC.

By:

J. W. Adams

Its:

Pres.

THIS INSTRUMENT PREPARED BY:  
THOMAS A. ANSLEY  
HASKELL SLAUGHTER & YOUNG  
800 First National Southern Natural Building  
BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. W. ADAMS, whose name as PRESIDENT of Valley Distributors, Inc., a corporation under the laws of the State of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, 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 corporation.

GIVEN under my hand and official seal of office, this 15 day of DEC, 1986.

[ NOTARIAL SEAL ]

Notary Public

My Commission Expires:

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EXHIBIT A

PARCEL II:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the N.W. Corner of said 1/4 - 1/4 Section and run thence in an Easterly direction along the Northerly line of said 1/4 - 1/4 Section a distance of 501.44 feet to point of beginning; thence continue along last described course, a distance of 396.00 feet; thence 89 degrees 19 minutes 08 seconds right in a Southerly direction a distance of 82.27 feet; thence 54 degrees 43 minutes 51 seconds right in a Southwesterly direction a distance of 163.39 feet to a point on a curve, having a radius of 50 feet; thence 103 degrees 01 minute 59 seconds right to tangent to said curve and in a Northwesterly direction along the arc of said curve to the left, a distance of 100.33 feet; thence in a Northwesterly direction along a line radial to said curve a distance of 244.75 feet to the point of beginning. Situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.  
I HEREBY FILED  
INSTRUMENT NO. 1111

1936 DEC 15 PM 4:05

*John W. ...*  
JUDGE OF PROBATE

1. Deed Tax	\$125.00
2. Mtg. Tax	
3. Recording Fee	750
4. Indexing Fee	100
TOTAL	1325