

2461
WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Ten and no/100 Dollars to the undersigned Grantor, Moore-Handley, Inc., a corporation, in hand paid by The Industrial Development Board of the Town of Pelham, the receipt of which is hereby acknowledged, the said Moore-Handley, Inc. does by these presents, grant, bargain, sell and convey to the said The Industrial Development Board of the Town of Pelham the following described real estate, situated in Shelby County, Alabama:

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A parcel of land located in the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Section 14, thence in a Westerly direction along the South line of said Section 14 a distance of 201.98 feet to the center line of Atlantic Coast Line Railroad right of way, thence 62 degrees 35 minutes right along the center line of said right of way in a Northwesterly direction a distance of 196.31 feet to the intersection of the center line of the Ashville-Montevallo Road, thence 20 degrees 35 minutes right in a Northwesterly direction along said center line of said road a distance of 703.74 feet, thence 90 degrees left in a Southwesterly direction a distance of 30.0 feet to the West right of way line of said road and the Point of Beginning of herein described property, thence continue along last described course a distance of 180.88 feet to the Northeast right of way line of Atlantic Coast Line Railroad, thence 69 degrees 25 minutes right in a Northwesterly direction along said right of way a distance of 594.74 feet to the beginning of a curve to the left, said curve having a central angle of 27 degrees 12 minutes (measure 8°07'53") and a radius of 2,914.82 feet, thence along arc of said curve a distance of 413.67 feet, thence 125 degrees 32 minutes 53 seconds right, measured from tangent of said curve, in an Easterly direction a distance of 670.32 feet to the West right of way line of Ashville-Montevallo Road, said point being on a curve to the left having a central angle of 2 degrees 23 minutes 18 seconds and a radius of 277.35 feet (calculated 2,775.35) thence 95 degrees 34 minutes 48 seconds right, measured to tangent of said curve, in a Southerly direction along arc of said curve a distance of 115.69 feet to end of said curve, thence continue along said right of way line in a Southerly direction a distance of 180.82 feet to the beginning of a curve to the left, said curve having a central angle of 10 degrees 01 minutes 30 seconds and a radius of 3,223.53 feet, thence continue along arc of said curve in a Southerly direction a distance of 564.02 feet to end of said curve and the Point of Beginning. Parcel contains 8.0 acres±.

Subject, however, to the following:

This instrument prepared by
P. NICHOLAS GREENWOOD
1400 Park Place Tower
Birmingham, AL 35203

Correct Title

1. Ad valorem taxes due and payable October 1, 1987.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 93, Page 392; Deed Book 127, Page 566 and Deed Book 248, Page 835 in Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 248, Page 837 and to Southern Natural Gas recorded in Deed Book 267, Page 172, in Probate Office.
4. 100 foot right of way in favor of Seaboard Coast Line Railroad Company (formerly Atlanta, Birmingham & Atlantic Railroad Co.) dated August 23, 1906, and recorded in Deed Book 36, Page 254 in Probate Office.

TO HAVE AND TO HOLD, to the said The Industrial Development Board of the Town of Pelham, its heirs and assigns forever. Said Moore-Handley, Inc., does for itself, its successors and assigns, covenant with said The Industrial Development Board of the Town of Pelham, its 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 The Industrial Development Board of the Town of Pelham, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Moore-Handley, Inc., by its Vice President, Ronald H. Butler, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 1986.

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MOORE-HANDLEY, INC.

By Ronald H. Butler
Its Vice President

Attest:

L. Ward Edwards
Its Secretary

STATE OF Alabama)
COUNTY OF Jefferson)

I, Joann R Ferguson, a Notary Public in and for said county, in said State, hereby certify that Ronald H. Butler, whose name as Vice President of MOORE-HANDLEY, INC., 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, 1986.

(NOTARIAL SEAL)

Joann R Ferguson
Notary Public
My Commission Expires October 14, 1987

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

1986 DEC 30 AM 4:41

Thomas C. Henderson, Jr.
JUDGE OF PROBATE

1. Bond Tax	\$ Exempt
2. Log Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>