

Title not examined, Legal Description
furnished by Sellers

THIS INSTRUMENT PREPARED

NAME Bruce M. Green, Attorney at Law

ADDRESS Post Office Box 766, Alabaster, Alabama 35007

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration Six Hundred Thousand and No/100th (\$600,000.00)----- DOLLARS

to the undersigned grantor s, Henry S. Arnold, Sr. and wife, Amy B. Arnold

in hand paid by Industrial Heating and Finishing Co., Inc.

the receipt whereof is acknowledged the Grantors

the said Henry S. Arnold, Sr. and wife, Amy

B. Arnold,
do grant, bargain, sell and convey unto the said Industrial Heating and Finishing Co., Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 73.83 feet; thence 88 degrees 23 minutes right in a northerly direction a distance of 174.72 feet to the most southerly corner of Jack's Food Systems, Inc. property; thence 48 degrees 31 minutes 30 seconds left in a northwesterly direction along the Southwest line of Jack's Food Systems, Inc. property a distance of 599.51 feet to the Point of Beginning; thence continue along last described course a distance of 545.00 feet to a point on the Southeast line of Parker Drive; thence 90 degrees left in a Southwesterly direction along said Southeast line of Parker Drive a distance of 180.0 feet; thence 90 degrees left in a Southwesterly direction a distance of 545.00 feet; thence 90 degrees left in a Northeasterly direction a distance of 180.0 feet to the Point of Beginning. Said parcel contains 2.25 acres.

Subject to all existing easements, taxes, and restrictions of record.

\$600,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantee's Address: Pelham Industrial Park, P. O. Box 129, Pelham, AL 35124

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 30th day of December, 1986.

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

1987 JAN -6 PM 5:16

Rec. 250
103
350

Henry S. Arnold, Sr.
Amy B. Arnold

State of

SHELBY

COUNTY

General Acknowledgement

I, the undersigned authority hereby certify that Henry S. Arnold, Sr. and wife, Amy B. Arnold, whose name are signed to the foregoing conveyance, and who are known to me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 30th day of

Notary Public in and for said County, in said State, know to me, acknowledged before executed the same voluntarily
A. D., 19 86
Notary Public