

266

\$ 50,000.00

CORPORATION WARRANTY DEED

SHELBY

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and no/100-----

to the undersigned GRANTOR, The Industrial Development Board of Shelby County, a public corporation (herein referred to as GRANTOR), organized and existing under the laws of the State of Alabama, a corporation, presents, GRANT, BARGAIN, SELL and CONVEY unto Wiley Sanders Truck Lines, Inc., an Alabama corporation DOLLARS and other valuable considerations

(herein referred to as GRANTEE(S)) its heirs and assigns, the following described Real Estate, situated in the County of Montgomery and State of Alabama, to-wit:

Shelby

THE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED IS DESCRIBED IN EXHIBIT "A". EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, SAID EXHIBIT "A" BEING SIGNED FOR IDENTIFICATION PURPOSES BY GRANTOR.

\$50,000.00 of the purchase price recited above is paid from a mortgage recorded simultaneously.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE(S) its heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) its heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) its heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, The Industrial Development Board of Shelby County, a public corporation organized and existing under the laws of the State of Alabama, a corporation, has caused this instrument to be executed by M.M. ARGO, JR., its duly authorized Chairman

and its corporate seal of said corporation to be hereunto affixed and attested by its duly authorized this day of January, 1987.

ATTEST: James D. Argo THE INDUSTRIAL DEVELOPMENT BOARD OF SHELBY COUNTY
By: James D. Argo Corporate Name
its Chairman

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, Dorothy W. Argo, a Notary Public, in and for said State and said County hereby certify that M.M. Argo, Jr., and James D. Argo, whose names as Chairman and Chairman of The Industrial Development Board of Shelby County, a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8th day of January, 1987.
Dorothy W. Argo
Notary Public

FOR RECORDING ONLY

This instrument was prepared by

The COPY CENTER of Montgomery
19 Commerce Street

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Am. So. Bank
P.O. Box 11007
Birmingham 35288

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE SW 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West; thence North along the East line of said 1/4-1/4 Section 143.75 feet; thence 88 degrees 25 minutes 30 seconds left 618.37 feet to a railroad spike found; thence 0 degrees 54 minutes 45 seconds left 31.01 feet to a point; thence 91 degrees 15 minutes 25 seconds right 29.88 feet to an iron pin found; said iron pin lying on the North margin of a paved road and being the Southeast corner of "Alabama Plastics" property; thence 91 degrees 15 minutes 25 seconds left along the South line of the "Alabama Plastics" property and the North margin of said paved road 417.55 feet to an iron pin found being the Southwest corner of "Alabama Plastics" property; thence continue along last mentioned course and the North margin of said paved road 150.00 feet to a point; thence 01 degree 21 minutes 08 seconds right, continue along the North margin of said paved road 310.74 feet to a point on the Eastern right of way of U.S. Highway 31; thence 53 degrees 17 minutes 03 seconds right, along and with said right of way 3.09 feet to an existing concrete monument; thence 21 degrees 49 minutes 31 seconds right, along and with said right of way 555.70 feet to the Point of Beginning; thence continue along the last mentioned course and the Eastern right of way of U.S. Highway 31, 329.20 feet to a point; thence 104 degrees 53 minutes 26 seconds right 384.60 feet to a point; thence 90 degrees 00 minutes 00 seconds right 318.14 feet to a point; thence 90 degrees 00 minutes 00 seconds right 300.00 feet to the Point of Beginning, forming a closing interior angle of 104 degrees 53 minutes 26 seconds and being situated in Shelby County, Alabama.

Subject to and except the following, all as shown below:

Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.

Right of way deed to Shelby County dated August 9, 1935, recorded in Deed Book 102, Page 423, across SW 1/4 of NE 1/4 of said Section 4.

Transmission line permit to Alabama Power Company dated September 24, 1947, recorded in Deed Book 131, page 315, in the Probate Office of Shelby County, Alabama, across S 1/2 of NE 1/4 and N 1/2 of SE 1/4 of said Section 4.

Transmission line permit to Alabama Power Company dated July 7, 1958 recorded in Deed Book 195, page 318, across E 1/2 of SW 1/4 of NE 1/4 and W 1/2 of SE 1/4 of NE 1/4 of Section 4.

Easement to American Telephone & Telegraph Company dated June 21, 1958, recorded in Deed Book 194, page 164, in the Probate Office of Shelby County, Alabama, across land in Section 4.

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

1987 APR -3 PM 1:05

J. Thomas, Jr. *[Signature]*
CLERK OF PROBATE

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|------------------|----|------|
| 1. Deed Tax | \$ | — |
| 2. Mtg. Tax | | — |
| 3. Recording Fee | | 5.00 |
| 4. Indexing Fee | | 1.00 |
| TOTAL | | 6.00 |