

627

STATE OF MASSACHUSETTS)  
SUFFOLK COUNTY )

1,500,000<sup>00</sup>

In consideration of one hundred dollars (\$100.00) and other good and valuable considerations paid to Abex Corporation, a corporation, (hereinafter called Grantor) by ABC Rail Corporation, a Delaware corporation, (hereinafter called Grantee) the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate located in Shelby County, Alabama:

BOOK 140 PAGE 03

A parcel of land situated in part of Sections 20 and 21, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Section 21, Township 22 South, Range 2 West, and run in a northerly direction along the West line of said Section, a distance of 755.27 feet; to the northwesterly right-of-way line of the Southern Railroad, being the Point of Beginning; thence 69 degrees 09 minutes right, in a northeasterly direction, along said right-of-way, a distance of 292.32 feet; thence 0 degrees 01 minute right in a northeasterly direction along said right-of-way a distance of 2064.00 feet; thence 86 degrees 46 minutes left, in a northwesterly direction, a distance of 175.28 feet to the Southerly right-of-way line of Woodbine Avenue; thence 93 degrees 14 minutes left, in a southwesterly direction along said right-of-way line, a distance of 185.00 feet; thence 114 degrees 40 minutes right, in a northerly direction, a distance of 454.68 feet; thence 90 degrees 00 minutes left, in a westerly direction, a distance of 643.51 feet; thence 19 degrees 45 minutes 20 seconds right, in a northwesterly direction, a distance of 54.95 feet; thence 70 degrees 14 minutes 40 seconds right, in a northerly direction, a distance of 440.00 feet; thence 45 degrees 00 minutes left, in a northwesterly direction, a distance of 200.00 feet; thence 45 degrees 00 minutes left, in a westerly direction, a distance of 493.74 feet; thence 45 degrees left, in a southwesterly direction, a distance of 329.67 feet to the Easterly right-of-way line of 18th Street; thence 45 degrees left, in a southerly direction along said right-of-way line, a distance of 484.27 feet; thence 90 degrees right, in a westerly direction, a distance of 260.00 feet; thence 90 degrees right, in a northerly direction, a distance of 51.53 feet; thence 90 degrees left, in a

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westerly direction, a distance of 435.34 feet; thence 90 degrees 08 minutes left, in a southerly direction, a distance of 556.79 feet; thence 90 degrees 08 minutes right, in a westerly direction, a distance of 450.94 feet; thence 90 degrees left, in a southerly direction, a distance of 304.00 feet; thence 90 degrees right, in a westerly direction, a distance of 310.87 feet; thence 108 degrees 08 minutes 50 seconds left, in a southeasterly direction, a distance of 293.40 feet; thence 3 degrees 21 minutes 20 seconds right, in a southeasterly direction, a distance of 203.00 feet; thence 7 degrees 16 minutes 30 seconds left, in a southeasterly direction, a distance of 210.18 feet; thence 2 degrees 18 minutes 40 seconds left, in a southeasterly direction, a distance of 95.74 feet; thence 90 degrees 19 minutes 20 seconds left, in a northeasterly direction, a distance of 357.29 feet; thence 90 degrees 01 minute right, in a southeasterly direction, a distance of 210.01 feet to said Northwestern right-of-way line of the Southern Railroad; thence 90 degrees left, in a northeasterly direction along said right-of-way line, a distance of 480.14 feet to the Point of Beginning. Less and except the following described parcel of land, which is situated in Shelby County, Alabama:

Commencing at a point of intersection of the East side of a public road and North side of the Southern Railroad Main Line right-of-way, 100 feet wide; being the Southwesterly corner of the Abex Corporation Wheel Plant Property; thence along the North side line of the Railroad right-of-way, North 65 degrees 26 minutes East, a distance of 1005.62 feet to the point of beginning of the parcel being conveyed; continuing along the North side of the Railroad right-of-way, North 65 degrees 26 minutes East a distance of 1200.00 feet to a point; thence North 24 degrees 34 minutes West a distance of 255.00 feet to a point being the Northeast corner of the formerly recorded Woodbine Avenue, 80.00 feet wide, which is now closed; thence by the North side of former Woodbine Avenue South 65 degrees 26 minutes West, a distance of 700.00 feet to a point; thence North 24 degrees 34 minutes West a distance of 125.00 feet to a point; thence South 65 degrees 26 minutes West a distance of 500.00 feet to a point; thence South 24 degrees 34 minutes East a distance of 380.00 feet to said point of beginning.

The above described real estate is conveyed subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1987; (2) the easement granted to Southern Natural Gas Corporation by the instrument recorded in Deed Book 90, page 249; (3) the transmission line permits granted to Alabama Power Company by the instruments recorded in Deed

BOOK 140 PAGE 05

Book 111, page 495, Deed Book 118, page 582, Deed Book 139, page 138 and Deed Book 154, page 31; (4) the easements granted to Alabama Power Company by the instruments recorded in Deed Book 163, page 423 and Deed Book 184, page 154; (5) easement to South Central Bell granted by the instrument recorded in Real Record 87, page 195; (6) all public streets, whether dedicated or undedicated, which are located on any portion of the above described real estate. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama.)

To have and to hold to the Grantee, its successors and assigns forever.

In witness whereof, Abex Corporation has caused this deed to be executed by its duly authorized corporate officer on this 1<sup>st</sup> day of July, 1987.

Attest:

Abex Corporation

By

Denis P. Conlon

Its

Assistant Secretary

Its

Vice President

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

1987 JUL 10 PM 3:32

Thomas P. Conlon, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 1500.00  
2. Mtg. Tax 750  
3. Recording Fee 100  
4. Indexing Fee 100  
TOTAL 1508.50

STATE OF Massachusetts  
Suffolk COUNTY

I, Edna Moy, a Notary Public in and for said County in said State, hereby certify that Denis P. Conlon, whose name as Vice President of Abex Corporation, a corporation, 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 said instrument, 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 1st day of July, 1987.

Edna Moy  
Notary Public

AFFIX SEAL

My commission expires: 3/9/90

This instrument prepared by:  
Frank C. Galloway, Jr.  
1900 First National Building  
Birmingham, Alabama 35203