

Send Tax Notice To:

DAVID BENKIN
119 HILLSDALE ROAD
D'HAUN ALA 3520

STATE OF ALABAMA)

SHELBY COUNTY)

1255

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 14th day of December, 1988 by VALLEYDALE BUSINESS CENTER, an Alabama general partnership (hereinafter referred to as the "Grantor"), to THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation created and existing under the laws of the State of Alabama (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee that certain real estate situated in the Town of Pelham, Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1989, not yet due and payable;
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as conveyed in Deed Book 5, Page 706, in the Probate Office of Shelby County, Alabama;
3. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 523; Deed Book 139, Page 157; Deed Book 167, Page 104; Deed Book 219, Page 581; Deed Book 219, Page 582; Deed Book 352, Page 597, in said Probate Office;
4. Restrictive covenants as recorded in Real Record 09, Page 883, and Real Record 021, Page 339, in said Probate Office; and
5. Utility easements as shown on Plat of Valleydale Business Center as recorded in Map Book 8, Page 170, in Probate Office.

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

Cabaniss, Johnston

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its general partners who are duly authorized hereunto.

VALLEYDALE BUSINESS CENTER,
an Alabama general partnership

By: Charles H. Stephens
Charles H. Stephens
General Partner

By: Marvin R. Engel
Marvin R. Engel
General Partner

By: David Bunkin
David Bunkin
General Partner

By: Marc A. Eason
Marc A. Eason
General Partner

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STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES H. STEPHENS, whose name as General Partner of VALLEYDALE BUSINESS CENTER, a general partnership, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 14 day of December, 1988.

Carol L. Greenbow
Notary Public
My Commission Expires: 2-10-92

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARVIN R. ENGEL, whose name as General Partner of VALLEYDALE BUSINESS CENTER, a general partnership, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 14 day of December, 1988.

Charles H. Stephens
Notary Public
My Commission Expires: 1-10-91

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID BUNKIN, whose name as General Partner of VALLEYDALE BUSINESS CENTER, a general partnership, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 14 day of December, 1988.

Charlotte H. Dandeth
Notary Public
My Commission Expires: 1-10-91

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARC A. EASON, whose name as General Partner of VALLEYDALE BUSINESS CENTER, a general partnership, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 14 day of December, 1988.

Charlotte H. Dandeth
Notary Public
My Commission Expires: 1-10-91

THIS INSTRUMENT PREPARED BY:

David L. Silverstein, Esq.
Berkowitz, Lefkovits,
Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203
(205) 328-0480

4468Q

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Part of the East 1/2 of Southwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Begin at the Northwest corner of the East 1/2 of Southwest 1/4 of Section 30, Township 19 South, Range 2 West; thence run South along the West line of said East 1/2 of the Southwest 1/4 for 719.63 feet to a point; thence turn an angle to the left of 87 degrees 44 seconds and run 280.97 feet to point on the West right of way line of Business Center Drive, dedicated on map of Valleydale Business Center as recorded in Map Book 8, Page 170, in the Office of Probate Court, Shelby County, Alabama; thence turn an angle to the left of 92 degrees 16 minutes and run North along the West right of way line of Business Center Drive for 57.45 feet to a point on a curve to the left, said curve having a central angle of 42 degrees 50 minutes and a radius of 25 feet; thence run along the arc of said curve and right of way for 18.69 feet to the end of said curve and the beginning of a curve to the right having a radius of 50 feet and a central angle of 265 degrees 40 minutes 06 seconds; thence run along the arc of said curve and right of way for 231.83 feet to a point; thence at tangent to said curve 132 degrees 53 minutes left and run 316.61 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes and run 629.76 feet to a point on the North line of said East 1/2 of Southwest 1/4; thence turn an angle to the left of 87 degrees 41 minutes and run West along the North line of said East 1/2 of said Southwest 1/4 for 663.97 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to survey of Miller, Triplett & Miller Engineers, Inc.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 20 AM 8:35

Thomas W. Smith
JUDGE OF PROBATE

1. Doc. Tax	\$ <u>Exempt</u>
2. Mig. Tax	_____
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

EXHIBIT A