

9/4
Send Tax Notice To:

Metro Industries, Inc.
P.O. Box 296

Helena, Alabama 35080

This Instrument Was Prepared By:

Walter C. Andrews, III
Suite 306
2100 16th Avenue South
Birmingham, Alabama 35205-5021

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

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) to the undersigned grantor, Beck Sales & Manufacturing Co., Inc., formerly known as Beck Sales Co., Inc., a corporation, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Metro Industries, Inc. (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Part of the east half of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the intersection of the south line of the L. & N. Railroad right of way and the centerline of Prairie Branch, run east along said south line of the railroad right of way for 730.5 feet to a point of beginning, thence continue east along said south line of the railroad right of way for 280 feet, thence right 98 degrees 42 minutes and south for 404 feet, thence right 99 degrees 27 minutes and west for 250 feet, thence right 75 degrees 11 minutes and northerly for 355.64 feet to the point of beginning, containing 2.29 acres, more or less.

Mineral and mining rights excepted.

Subect to easements, restrictions, set-back lines, rights-of-way and limitations, if any, of record.

\$130,000.00 of the purchase price recited above was paid from a first mortgage loan closed simultaneously herewith.

\$110,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

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

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Jernon H. May

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Beck Sales & Manufacturing Co. Inc. by its President, Rolla E. Beck, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February, 1989

Beck Sales & Manufacturing
Co., Inc.

By:

Rolla E. Beck III
Its President

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rolla E. Beck, III whose name as President of Beck Sales & Manufacturing Co., 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 13 day of February, 1989.

Walter D. [Signature]
Notary Public

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 FEB 15 PM 1:00

Thomas A. Snowling Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 20.00
2. Mtg Tax	
3. Recording Fee	5.00
4. Indexing	1.00
TOTAL	26.00