

1300

SEND TAX NOTICE TO:

Saginaw Properties, Inc.

(Name)

(Address)

853 Highway 35

Pelham, Alabama 35124

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-87 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred forty eight thousand, four hundred fifty-five and no/100 Dollars
(\$448,455.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we, John A. Hines, Jr., Hugh William Anderson, Jr., Shearer Ann Anderson, Elizabeth H. Bouchillon,
Executrix under the Will of Myra Dubose Hines, Deceased, Elizabeth Hines Bouchillon, individually,
Hugh William Anderson, individually, Hugh William Anderson, as Executor of the Last Will
and Testament of Shearer Hines Anderson, Deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Saginaw Properties, Inc.

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcels A, B, and C on Exhibit "A" attached hereto and made part and parcel hereof as
fully as if set out herein which said Exhibit "A" is signed by grantors herein for the
purpose of identification.

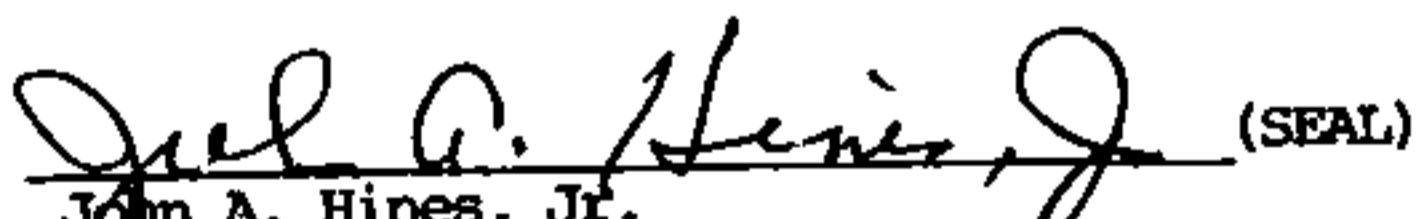
Parcel D on Exhibit "B" attached hereto and made part and parcel hereof as fully as if
set out herein which said Exhibit "B" is signed by grantors herein for the purpose of
identification.

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TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

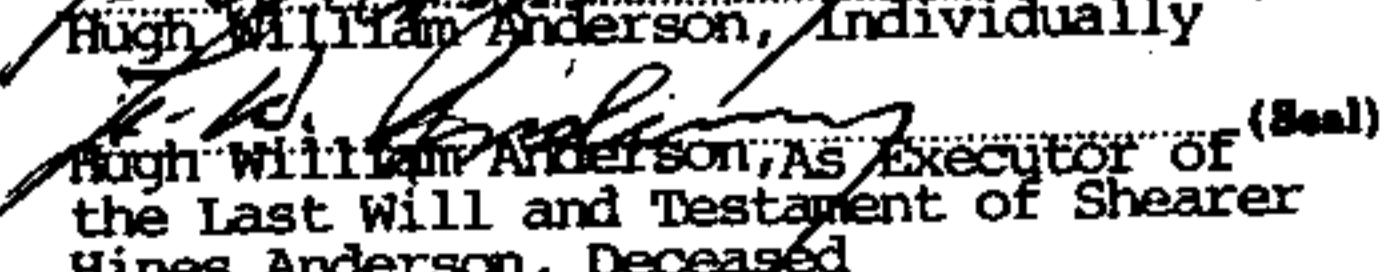
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S),
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) 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 GRANTEE(S), their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this 20
day of March, 1987.


(SEAL)
John A. Hines, Jr.


(SEAL)
Hugh William Anderson, Jr.


(SEAL)
Hugh William Anderson, individually


(SEAL)
Hugh William Anderson, As Executor of
the Last Will and Testament of Shearer
Hines Anderson, Deceased

General Acknowledgment

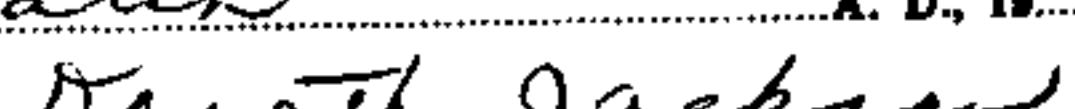
STATE OF ALABAMA
Shelby
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John A. Hines, Jr.,
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20 day of

March

A. D., 1989



STATE OF FLORIDA

COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh William Anderson, Jr., whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 1989.

Cerolyn K. Stockwell
Notary Public
MC E! 8/23/89

STATE OF FLORIDA

COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shearer Ann Anderson, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 1989.

John A. Brown
Notary Public
Notary Public, State of Florida
My Commission Expires June 3, 1990
Benton, Florida
Benton, Florida, January 1, 1990

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STATE OF FLORIDA

COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh William Anderson, individually, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 1989.

Maison R. Bessent
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 29, 1990

STATE OF FLORIDA

COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Hines Bouchillon, individually, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of Feb., 1989.

Dearie D. Vaughn
Notary Public
My Commission Expires Feb. 3, 1990

STATE OF FLORIDA

COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh William Anderson, whose name as Executor of the Last Will and Testament of Shearer Hines Anderson, Deceased, 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 such instrument, he, as such executor and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the
16th day of February, 1989.

Marion P. Bessent

Notary Public

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires May 29, 1990

STATE OF FLORIDA

COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth H. Bouchillon, whose name as Executrix under the will of Myra Dubose Hines, Deceased, 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 such instrument, she, as such executrix and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 22nd day of Feb, 1989.

Jan A. Vaughn

Notary Public

My Commission Expires Feb. 3, 1990

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Exhibit "A"

PARCEL A: Begin at the Southwest Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, T-21S, R-3W; thence proceed in a northerly direction along the west boundary of said quarter-quarter for a distance of 896.98 feet to a point; thence turn an angle of 24° 04' 04" to the right and run 447.14 feet to a point; thence turn an angle of 67° 27' 39" to the right and proceed in an easterly direction for a distance of 363.46 feet to a concrete right-of-way (R.O.W.) marker, being on the west R.O.W. line of Interstate Highway No. 65; thence turn an angle of 62° 50' 54" to the right and run southeast-
erly along said R.O.W. line for 110.50 feet to a concrete R.O.W. marker; thence continue along said R.O.W. along a curve to the left, having a radius of 11624.16 feet and a central angle of 5° 44' 08", for an arc distance of 1163.63 to a point; thence turn an angle of 110° 38' 32" to the right, from the tangent to the curve, and leaving said R.O.W. run 136.06 feet to an iron pipe; thence turn an angle of 15° 00' 00" to the left and run 407.24 feet to an iron pipe on the south boundary line of Section 12, T-21S, R-3W; thence turn an angle of 27° 10' 33" to the right and run along the south boundary of said Section for 647.92 feet to the point of beginning.

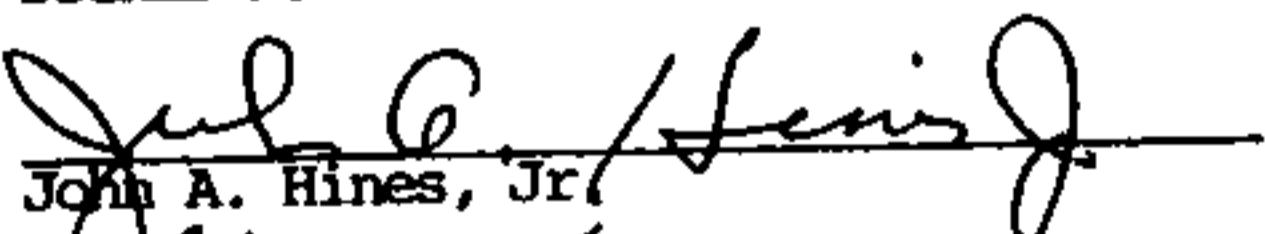
Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, T-21S, R-3W, and contains 24.59 acres.

PARCEL B: Begin at the Northeast Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, T-21S, R-3W; thence run westerly along the north boundary of said Section 13 for 225.00 feet to a point; thence turn an angle of 91° 15' 25" to the left and run southerly parallel to the east boundary of said quarter-quarter for 300.89 feet to a point on the north R.O.W. line of County Highway 26; thence turn an angle of 62° 24' 09" to the left and run along said R.O.W. for 253.82 feet to a point on the east boundary of said quarter-quarter; thence turn an angle of 117° 35' 51" to the left and run 413.55 feet to the point of beginning.

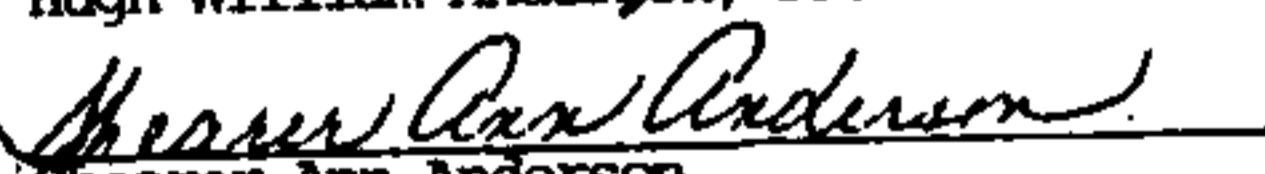
Said parcel is lying in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, T-21S, R-3W, and contains 1.85 acres.

PARCEL C: Commence at the Northeast corner of the NW $\frac{1}{4}$ of Section 13, T-21S, R-3W; thence proceed in a southerly direction along the east boundary of said $\frac{1}{4}$ for 503.62 feet to a point on the South right-of-way (R.O.W.) line of County Highway 26, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 44.38 feet to a point on the north R.O.W. line of the CSX Transportation Railroad; thence turn an angle of 96° 10' 48" to the right and run along said Railroad R.O.W. along a curve to the right, having a radius of 1860.08 feet and central angle of 8° 56' 34", for an arc distance of 290.32 feet to a point on an old road; thence turn an angle of 139° 36' 44" to the right, from the tangent to the curve, and run northeasterly along said old road for 66.44 feet to a point; thence turn an angle of 64° 44' 06" to the left and run northerly parallel to the east boundary of aforementioned NW $\frac{1}{4}$ for 80.00 feet to a point on the South R.O.W. line of County Highway 26; thence turn an angle of 117° 35' 51" to the right and run 253.82 feet along said R.O.W. to the point of beginning. Said parcel is lying in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, T-21S, R-3W, and contains 0.48 acre.

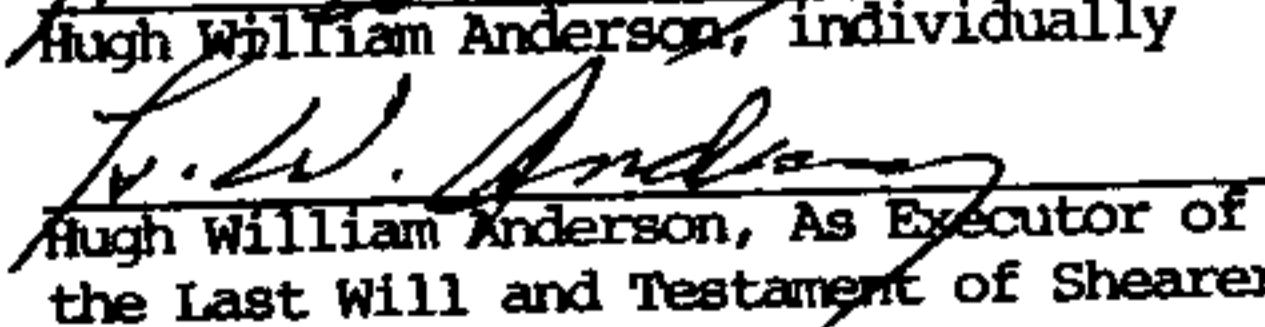
SIGNED FOR IDENTIFICATION BY GRANTORS:

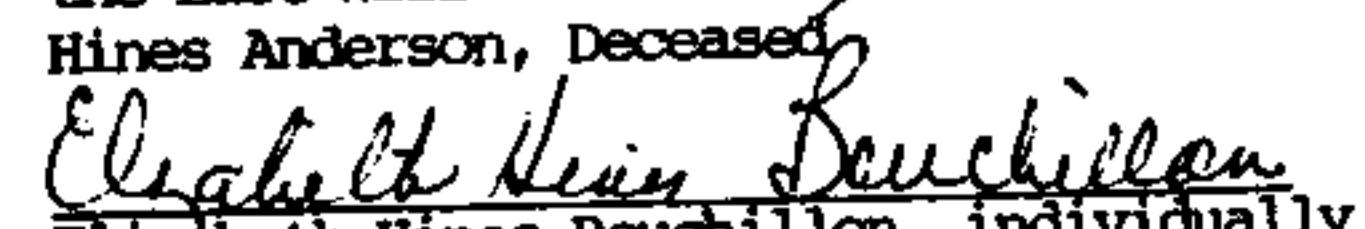

John A. Hines, Jr.

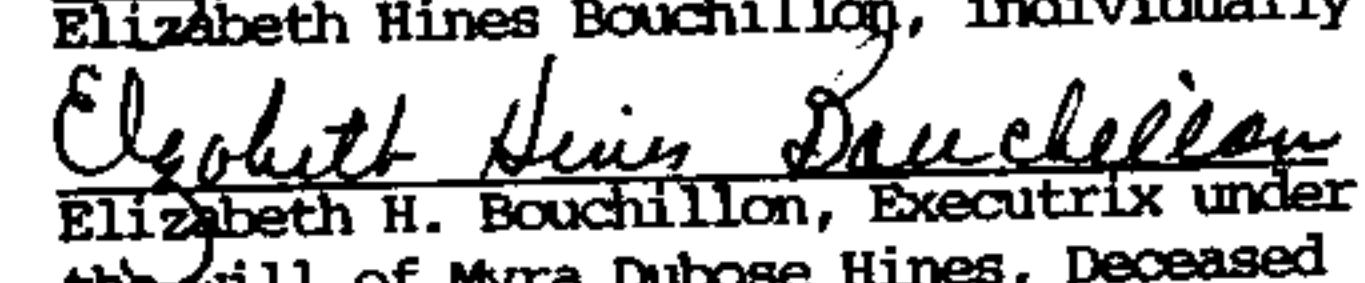

Hugh William Anderson, Jr.


Shearer Ann Anderson


Hugh William Anderson, individually


Hugh William Anderson, As Executor of the Last Will and Testament of Shearer Hines Anderson, Deceased


Elizabeth Hines Bouchillon, individually


Elizabeth H. Bouchillon, Executrix under the will of Myra Dubose Hines, Deceased

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BOOK

Parcel D:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of Section 13, T-21S, R-3W; thence proceed northerly along the East boundary of said SW $\frac{1}{4}$ for 2703.83 feet to a point, being the Northeast corner of said SW $\frac{1}{4}$; thence turn an angle of 92° 23' 12" to the right and run easterly along the South boundary of the NE $\frac{1}{4}$ of Section 13, T-21S, R-3W for 2683.17 feet to a point, being the Southeast corner of said NE $\frac{1}{4}$; thence turn an angle of 92° 22' 37" to the left and run northerly along the East boundary of Section 13 for 753.96 feet to the point of intersection with the Southwest Right-Of-Way (R.O.W.) Line of Interstate Highway 65 (I-65); thence turn an angle of 1° 54' 01" to the left and run northerly along said R.O.W. for 39.00 feet to a concrete R.O.W. marker; thence turn an angle of 33° 29' 38" to the left and continue along said R.O.W. for 1504.40 feet to the point of intersection with the South R.O.W. Line of the CSX Transportation Railroad, being a concrete R.O.W. marker; thence turn an angle of 49° 56' 26" to the left and run westerly along said Railroad R.O.W. for 1773.98 feet to a point; thence continue along said Railroad R.O.W. along a curve to the right having a radius of 1960.08 feet and a central angle of 41° 57' 44", for an arc distance of 1435.52 feet to a point; thence continue along said Railroad R.O.W. along a tangent for 99.31 feet to the point of intersection with the North boundary line of Section 13, T-21S, R-3W; thence turn an angle of 45° 22' 49" to the left and run westerly along the North boundary of said Section 13 for 1209.39 feet to a point on the Southeast R.O.W. Line of County Highway No. 26; thence turn an angle of 24° 41' 05" to the left and run along said County Highway R.O.W. along a curve to the left, having a radius of 1105.92' and a central angle of 12° 19' 40", for an arc distance of 237.95 feet to a point; thence continue along said R.O.W. along a tangent for 1330.97 feet to the point of intersection with the West bank of Buck Creek; thence turn an angle of 95° 43' 53" to the left and run southeasterly along the West bank of Buck Creek for a chord distance of 549.54 feet to an iron set on the West bank of Buck Creek; said point also being on the North boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-21S, R-3W; thence turn an angle of 132° 37' 56" to the right, from the extended chord, and run westerly along the North boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14 for 591.35 feet to an iron set at the Northwest corner of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn an angle of 91° 10' 05" to the left and run southerly along the West boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 1327.28 feet to an iron set being the Southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 14; thence turn an angle of 88° 54' 34" to the left and run easterly along the South boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 537.00 feet to the point of intersection with the North boundary of Scottsdale Subdivision, second addition, as recorded in Map Book 7, page 118 in the Office of Probate, Shelby County, Alabama; thence turn an angle of 1° 32' 03" to the left and run along the North boundary of said Scottsdale Subdivision, second addition, for 725.55 feet to a point, being the Northeast corner of said subdivision; thence turn an angle of 91° 07' 13" to the right and run along the East boundary of said subdivision for 19.42 feet to a point on the South boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 14, T-21S, R-3W; thence turn an angle of 90° 24' 30" to the left and run 71.16 feet to a concrete monument found, said monument being 1.02 feet North and 1.19 feet West of the computed quarter corner; thence turn an angle of 2° 03' 21" to the right and run easterly 1341.63 feet to a concrete monument found, said monument being 2.99 feet North and 1.11 feet West of the computed quarter-quarter corner; thence continue along the last described course for 1.11 feet to a point on the East boundary of the West $\frac{1}{4}$ of Section 13, T-21S, R-3W; thence turn an angle of 87° 38' 04" to the right and run southerly for 2678.77 feet to a concrete monument found, said monument being 1.68 feet North and 2.80 feet East of the computed quarter-quarter corner; thence continue along the last described course for 1.79 feet to a point on the South boundary line of Section 13, T-21S, R-3W; thence turn an angle of 86° 25' 16" to the left and run easterly along the South boundary of said Section 13 for 1339.87 feet to the point of beginning.

Said parcel of land is lying in the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the N $\frac{1}{4}$ of Section 13, T-21S, R-3W, and the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-21S, R-3W, and contains 405.60 acres.

SIGNED FOR IDENTIFICATION BY GRANTORS:

John G. Hines, Jr.
John A. Hines, Jr.

Hugh W. Anderson
Hugh William Anderson, Jr.

Shearer Ann Anderson
Shearer Ann Anderson

Hugh William Anderson, individually

Elizabeth Hines Bouchillon
Elizabeth Hines Bouchillon, individually

Hugh William Anderson, As Executor of the
Last Will and Testament of Shearer Hines
Anderson, Deceased

Elizabeth H. Bouchillon
Elizabeth H. Bouchillon, Executrix
under the will of Myra Dubose Hines,
Deceased

Exhibit "B"

Parcel D:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of Section 13, T-21S, R-3W; thence proceed northerly along the East boundary of said SW $\frac{1}{4}$ for 2703.83 feet to a point, being the Northeast corner of said SW $\frac{1}{4}$; thence turn an angle of 92° 23' 12" to the right and run easterly along the South boundary of the NE $\frac{1}{4}$ of Section 13, T-21S, R-3W for 2683.17 feet to a point, being the Southeast corner of said NE $\frac{1}{4}$; thence turn an angle of 92° 22' 37" to the left and run northerly along the East boundary of Section 13 for 753.96 feet to the point of intersection with the Southwest Right-Of-Way (R.O.W.) Line of Interstate Highway 65 (I-65); thence turn an angle of 1° 54' 01" to the left and run northerly along said R.O.W. for 39.00 feet to a concrete R.O.W. marker; thence turn an angle of 33° 29' 38" to the left and continue along said R.O.W. for 1504.40 feet to the point of intersection with the South R.O.W. Line of the CSX Transportation Railroad, being a concrete R.O.W. marker; thence turn an angle of 49° 56' 26" to the left and run westerly along said Railroad R.O.W. for 1773.98 feet to a point; thence continue along said Railroad R.O.W. along a curve to the right having a radius of 1960.08 feet and a central angle of 41° 57' 44", for an arc distance of 1435.52 feet to a point; thence continue along said Railroad R.O.W. along a tangent for 99.31 feet to the point of intersection with the North boundary line of Section 13, T-21S, R-3W; thence turn an angle of 45° 22' 49" to the left and run westerly along the North boundary of said Section 13 for 1209.39 feet to a point on the Southeast R.O.W. Line of County Highway No. 26; thence turn an angle of 24° 41' 05" to the left and run along said County Highway R.O.W. along a curve to the left, having a radius of 1105.92' and a central angle of 12° 19' 40", for an arc distance of 237.95 feet to a point; thence continue along said R.O.W. along a tangent for 1330.97 feet to the point of intersection with the West bank of Buck Creek; thence turn an angle of 95° 43' 53" to the left and run southeasterly along the West bank of Buck Creek for a chord distance of 549.54 feet to an iron set on the West bank of Buck Creek; said point also being on the North boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-21S, R-3W; thence turn an angle of 132° 37' 56" to the right, from the extended chord, and run westerly along the North boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14 for 591.35 feet to an iron set at the Northwest corner of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn an angle of 91° 10' 05" to the left and run southerly along the West boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 1327.28 feet to an iron set being the Southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 14; thence turn an angle of 88° 54' 34" to the left and run easterly along the South boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 537.00 feet to the point of intersection with the North boundary of Scottsdale Subdivision, second addition, as recorded in Map Book 7, page 118 in the Office of Probate, Shelby County, Alabama; thence turn an angle of 1° 32' 03" to the left and run along the North boundary of said Scottsdale Subdivision, second addition, for 725.55 feet to a point, being the Northeast corner of said subdivision; thence turn an angle of 91° 07' 13" to the right and run along the East boundary of said subdivision for 19.42 feet to a point on the South boundary line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 14, T-21S, R-3W; thence turn an angle of 90° 24' 30" to the left and run 71.16 feet to a concrete monument found, said monument being 1.02 feet North and 1.19 feet West of the computed quarter corner; thence turn an angle of 2° 03' 21" to the right and run easterly 1341.63 feet to a concrete monument found, said monument being 2.99 feet North and 1.11 feet West of the computed quarter-quarter corner; thence continue along the last described course for 1.11 feet to a point on the East boundary of the West $\frac{1}{4}$ of Section 13, T-21S, R-3W; thence turn an angle of 87° 38' 04" to the right and run southerly for 2678.77 feet to a concrete monument found, said monument being 1.68 feet North and 2.80 feet East of the computed quarter-quarter corner; thence continue along the last described course for 1.79 feet to a point on the South boundary line of Section 13, T-21S, R-3W; thence turn an angle of 86° 25' 16" to the left and run easterly along the South boundary of said Section 13 for 1339.87 feet to the point of beginning.

Said parcel of land is lying in the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the N $\frac{1}{4}$ of Section 13, T-21S, R-3W, and the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T-21S, R-3W, and contains 405.60 acres.

SIGNED FOR IDENTIFICATION BY GRANTORS:

John A. Hines, Jr.
John A. Hines, Jr.

Shearer Ann Anderson
Shearer Ann Anderson

Elizabeth Hines Bouchillon
Elizabeth Hines Bouchillon, individually

Elizabeth H. Bouchillon
Elizabeth H. Bouchillon, Executrix
under the will of Myra Dubose Hines,
Deceased

Hugh William Anderson, Jr.

Hugh William Anderson, individually

Hugh William Anderson, As Executor of the
Last Will and Testament of Shearer Hines
Anderson, Deceased

1. Deed Tax \$ 448.50
2. Mtg Tax 15.00
3. Recording Fee 15.00
4. Indexing Fee 3.00
TOTAL 466.50