

Send Tax Notice To:

FES Properties  
2013 First Avenue North  
Birmingham, Alabama 35203  
Attn: Mr. Paul Spina

1070  
LIMITED WARRANTY DEED 250,000

THIS IS A LIMITED WARRANTY DEED executed and delivered this 12th day of May, 1989 by SILURIA TEXTILES, INC., an Alabama corporation (hereinafter referred to as the "Grantor"), to FES PROPERTIES, an Alabama general partnership, (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 is 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 City of Alabaster, Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof.

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

This conveyance is subject to the following:

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1. Ad valorem taxes for tax year 1989;
  2. Zoning Ordinances affecting the above-described property.
  3. Utility, sewer and drainage easements, if any, serving the above-described property.
  4. Riparian rights associated with Buck Creek under applicable State and/or Federal Law.
  5. Facts which would be disclosed by an accurate survey and careful inspection of the above described property.
  6. The fact that a portion of the above described property may lie within the flood hazard area.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will, except as aforesaid, warrant and defend the above described real estate against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

\$225,000.00 of the purchase price was paid from a mortgage filed simultaneously herewith.

Mortgage of \$225,000  
recorded simultaneously  
herewith.

CABANISS, JOHNSTON, GARDNER,  
DUMAS & O'NEAL

1700 FIRST NATIONAL • SOUTHERN NATURAL BUILDING  
BIRMINGHAM, ALABAMA 35203

IN WITNESS WHEREOF, the Grantor has caused this Limited Warranty Deed to be executed by its officers who are duly authorized hereto.

SILURIA TEXTILES, INC.,  
an Alabama corporation

By: *Frank H. Jones*  
Frank H. Jones, President

Attest: *Martha P. Greene*  
Martha P. Greene, Secretary

[CORPORATE SEAL]

CORPORATE ACKNOWLEDGEMENT

STATE OF GEORGIA                   )  
COUNTY OF FLOYD                )

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank H. Jones and Martha P. Greene, whose names as President and Secretary, respectively, of SILURIA TEXTILES, INC., an Alabama corporation, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officers 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 11<sup>th</sup>  
day of May, 1989.

*Judith W. Hawkins*  
Notary Public

AFFIX SEAL

My Commission Expires: April 10, 1993

THIS INSTRUMENT PREPARED BY:

Robert L. Foreman, Jr.  
Alston & Bird  
One Atlantic Center  
1201 West Peachtree Street  
Atlanta, Georgia 30309-3424

# EXHIBIT A

All that part of the SW 1/4 of NE 1/4; the SE 1/4 of NW 1/4; the NE 1/4 of SW 1/4; and the NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, which lies South of the South R.O.W. line of 6th Avenue, Southwest; East of the Easterly right of way line of the L & N Railroad; North of the North line of Lots 116, 117, 118, 122 and West of West line of Lot 122 and its Southward Extension to the North line of Lot 118, all as shown on the Map of Siluria Mills; West of the West Right of Way line of Alabama 119; and West and Southwest of the property of Central Methodist Church, all of which is more particularly described as follows:

Begin at the intersection of the South Right of Way line of 6th Avenue and the Easterly Right of Way line of the L & N Railroad; thence run Southwesterly along said Railroad R.O.W. line for 1,425.25 feet to the Northwest corner of said Lot 116; thence 100 degrees, 05' left and run Southeasterly for 298.84 feet to the Northeast corner of said Lot 118; thence 90 degrees, 00' left and run Northeasterly for 98.00 feet to the Northwest corner of said Lot 122; thence 87 degrees, 34' 10" right and run Southeasterly for 135.92 feet to the Northeast Corner of said Lot 122, said point being also on the Westerly Right of Way line of Alabama Highway 119, said R.O.W. line being on a curve to the right having a radius of 1,302.49 feet; thence 83 degrees, 13' 40" left to become tangent to said curve and run Northeasterly along the arc of said curve and along said Right of Way line for 861.61 feet to the end of said curve; thence at tangent to said curve run Northeasterly along said R.O.W. line for 110.80 feet to the most Southerly corner of the Central Methodist Church Property said point being 515.06 feet (as measured along said R.O.W. line) Southwesterly of the Vinzant property corner; thence 75 degrees, 26' left and run Northwesterly along the Southwesterly line of said church for 351.18 feet; thence 22 degrees, 08' right and run Northerly along the West line of said church for 219.24 feet to the Northwest Corner of said church, said point being also on the South Right of Way line of 6th Avenue Southwest; thence 89 degrees, 48' left and run West along said Right of Way line (and also parallel to and 30 feet South of the North line of said SW 1/4 of SW 1/4 of NE 1/4) for 365.68 feet to the Point of Beginning. Said Parcel contains 15.504 acres, more or less.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT VALID

89 MAY 15 PM 3:04

Judge of Probate

1. Dead Tax	\$ 25.00
2. Mig Tax	
3. Recording Fee	7.50
4. Indexing Fee	2.00
TOTAL	34.50