

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) JAMES E. ROBERTS, Attorney at Law

(Address) 2230 Third Avenue, North, Birmingham, Alabama 35203-3877

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

I-65 Investment Properties, A General Partnership

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

Shelby County Commission

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

See attached Legal Description marked Exhibit "A".

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TO HAVE AND TO HOLD to the said grantee, 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 GRANTEES, 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 GRANTEES, 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 11th day of October, 1989.

James L. Clayton (Seal)
Hugh Lee Edge (Seal)
Thomas N. Clayton (Seal)

Wayne Booth (Seal)
Larry Clayton (Seal)
Ronnie Booth (Seal)
James E. Roberts (Seal)
General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I-65 Investment Properties, a General Partnership, consisting of all the partners; James L. Clayton, Hugh Lee Edge, Thomas N. Clayton, Wayne Booth, Larry Clayton, Ronnie Booth, & James E. Roberts, all of whom are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, A. D., 1989.

EXHIBIT "A"

Re: I-65 Investment Properties to Shelby County

A portion of the Southeast quarter of Southeast quarter of Section 30, Township 21 South, Range 2 West and a portion of the Northeast quarter of Northeast quarter of Section 31, Township 21 South, Range 2 West. All the West half of the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 2 West lying North of Shelby County Highway No. 12 and West of Shelby County Highway No. 87; LESS AND EXCEPT property owned by Bobby Klinner described in Deed Book 220 Page 301; by Wayne Booth described in Deed Book 257, Page 430; by William Wayne Booth and Ronnie J. Booth described in Deed Book 257, Page 429; and by Ora N. Clayton described in Deed Book 257, Page 432, all in Probate Office. Being situated in Shelby County, Alabama.

It being my (our) intention to convey all of my (our) right, title and interest in the following described property situated in Shelby County:

(PARCEL I)

Commence where the point of beginning at the Southeast corner of Section 30, Township 21 South, Range 2 West; run thence South 87 degrees 44'36" East along the South line of Section 29 for 421.22 feet to a point on the West Right of Way of County Road No. 87; run thence South 24 degrees 54'05" East along said Right of Way for 41.66 feet; run thence in a Southeasterly direction along said Right of Way and a curve to the right having a radius of 1352.39 feet, an arc length of 100.81 feet and a delta of 04 degrees 16'14'; run thence South 30 degrees 30'01" East along said Right of Way for 97.18 feet; run thence in a Southeasterly direction along said Right of Way and a curve to the right having a radius of 1372.39 feet, a chord of 186.62 feet and a bearing of South 12 degrees 43'55" East for an arc length of 186.76 feet; run thence South 47 degrees 59'21" East along said Right of Way for 31.34 feet; run thence in a Southeasterly direction along said Right of Way and a curve to the right having a radius of 1,392.39 feet, a chord of 726.51 feet and bearing South 07 degrees 17'21" West for an arc length of 735.01 feet; run thence South 78 degrees 09'16" West along said Right of Way No. 87 for 108.60 feet to a point on the East Right of Way of County Road No. 12 (80' Right of Way); run thence in a Northwesterly direction along said Right of Way and a curve to the left having a radius of 676.62 feet, a chord of 135.02 feet and bearing North 51 degrees 31'02" West for an arc length of 135.25; run thence North 57 degrees 13'37" West along said Right of Way for 1004.96 feet; run thence North 16 degrees 07'02" West for 1535.59 feet; run thence North 67 degrees 11'41" East for 274.90 feet to the West boundary of Shelby County Airport; run thence South 22 degrees 47'16" East along said West boundary for 1107.41 feet to the South line of Section 30; run thence South 87 degrees 44'36" East along the South line of said Section for 302.14 feet to the Point of Beginning.

Subject to: (1) Rights of way, restrictions and conditions appearing of record (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights and release of damages as set out in Deed Book 352 Page 805 in Probate Office (3) Reservation of easement for Sewage Drainage Field described as follows:

Grantors reserve unto themselves, their heirs and assigns forever the right to construct, maintain and keep in repair such sewage field lines or other mechanical method for sewage disposal on that portion of the subject property hereinafter described. This Easement is necessary to provide Grantors an adequate sewage system for contiguous lands. Grantors agree if a public sewer shall serve the contiguous properties then Grantors shall, if permitted tap onto the sewer, shall abandon this Easement which shall revert to Grantee or its assigns. Grantors have been assured by the Shelby County Commission in the contract of sale for this property that Shelby County will grant an easement across other properties (which it is acquiring) in order for Grantors to achieve access to the subject drainage field.

EASEMENTS

Lots 2 and 3 of AIRPORT INDUSTRIAL PARK, SECTOR ONE, PHASE ONE, an unrecorded subdivision described more particularly by metes and bounds as follows:

Beginning at the Northwest corner of the northwest quarter of the northwest quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter a distance of 144.02 feet to a point; thence turn a deflection angle of 90 degrees 00'00" to the right and run Southerly a distance of 300.0 feet to the Right of Way line of a proposed street according to the survey of said Airport Industrial Park, Sector One, Phase One; thence turn a deflection angle 90 degrees 00'00" to the right and run westerly parallel with the North line of said Section 32 a distance of 508.00 feet to a point; thence turn a deflection angle of 90 degrees 00'00" to the right and run Northerly a distance of 300.00 feet to a point on the North line of the Northeast quarter of the Northeast quarter of Section 31, Township 21 South, Range 2 West; thence turn a deflection angle of 90 degrees 00'00" to the right and run Easterly along the said North line of said Section 31 a distance of 363.98 feet to the point of beginning, containing 3.5 acres and subject to any and all agreements, easements, rights of way, restrictions, limitations and/or prohibitions or probated record or applicable law.

And

Commence at the Northwest corner of the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter section a distance of 144.02 feet to a point; thence turn a deflection angle of 90 degrees 00'00" right and run Southerly a distance of 300.0 feet to the point of beginning, on center line of a 20 foot wide easement the center line of which is described as follows: Thence continue along the last described course a distance of 40.0 feet to a point; thence turn a deflection angle of 66 degrees 10'03" to the left and run Southeasterly a distance of 520.79 feet to a point on the westerly margin of Shelby County Highway or Road No. 87 and the end of required easement.

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

89 OCT 23 PM 1:33

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

No Charge