

SEND TAX NOTICE TO:
Harland Simon Control Systems, Inc.
802 State Route 3 West
Fulton, N.Y. 13069-2198

This document was prepared by
Terry W. Glor
2015 Second Avenue North
Birmingham, AL 35205

CORPORATION FORM WARRANTY DEED - CAHABA TITLE, INC.

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

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS (\$127,000.00) to the undersigned grantor, BANCOSTON MORTGAGE CORPORATION, a corporation, in hand paid by HARLAND SIMON CONTROL SYSTEMS, INC., the receipt of which is hereby acknowledged, the said BANCOSTON MORTGAGE CORPORATION, does by these presents, grant, bargain, sell and convey unto the said HARLAND SIMON CONTROL SYSTEMS, INC., the following described real estate, situated in Shelby County, Alabama:

Lot 73, according to the Survey of Sandpiper Trail Sub-division, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. General and special taxes or assessments for 1990 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Sandpiper Lane and Riverbend Trail as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Northwesterly and Southwesterly sides of lot.
4. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 207 page 397 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Real 207 page 399 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 186 page 357, and are currently being assessed by United States Steel Corporation, in Probate Office.

TO HAVE AND TO HOLD, to the said HARLAND SIMON CONTROL SYSTEMS, INC., its successors and assigns forever.

And said BANCOSTON MORTGAGE CORPORATION does for itself, its successors and assigns, covenant with said HARLAND SIMON CONTROL SYSTEMS, INC., 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said HARLAND SIMON CONTROL SYSTEMS, INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BANCOSTON MORTGAGE CORPORATION, by its _____, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June, 1990.

ATTEST: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

BANCOSTON MORTGAGE CORPORATION

By James A. King, Jr.

Deed TAX 127.50
Rec 3.80
Int 3.00
Ext 1.00
134.00

90 JUN 12 AM 8:10

STATE OF ALABAMA,)
JEFFERSON COUNTY,)

I, Terry W. Glor, a Notary Public in and for said County and State, hereby certify that James A. King, Jr., whose name as Vice President of BancBoston Mortgage Corporation, 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 said 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 11th day of June, 1990.

Notary Public