

Send Tax Notice to
I-65 Investment Properties, A General
Partnership

This instrument was prepared by:
Wallace, Ellis, Head & Fowler, Attorneys
Columbiana, Alabama 35051

REGULAR WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Eighty-four Thousand, Forty and no/100 (\$384,040.00) Dollars, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Milford Lee, a married man, (herein referred to as grantor), grant, bargain, sell and convey unto I-65 Investment Properties, A General Partnership (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the NE 1/4 of SW 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the East line of said NE 1/4 of SW 1/4 and the SE 1/4 of the SW 1/4 of said Section 32 a distance of 2,690.38 feet to a 3" capped corner marking the southeast corner of the said SE 1/4 of the SW 1/4 of same said Section 32; thence turn a deflection angle of 91 deg. 40 min. 59 sec. right and run thence Westerly along the South line of said SE 1/4 of SW 1/4 a distance of 1,345.19 feet to a 3" capped corner marking the southwest corner of said SE 1/4 of SW 1/4; thence turn a deflection angle of 88 deg. 23 min. 35 sec. right and run Northerly along the West line of said SE 1/4 of SW 1/4 a distance of 1,347.65 feet to a steel pin marking the Northwest corner of said SE 1/4 of SW 1/4; thence turn a deflection angle of 0 deg. 08 min. 50 sec. left and run Northerly along the West line of the NE 1/4 of SW 1/4 of said Section 32 a distance of 357.37 feet to a point; thence turn a deflection angle of 88 deg. 23 min. 50 sec. left and run Westerly a distance of 871.89 feet to a point on the Easterly right of way line of Shelby County Highway No. 12 in a curve to the right having a central angle of 40 deg. 09 min. 03 sec. and a radius of 958.58 feet; thence turn a deflection angle of 58 deg. 08 min. 47 sec. right to tangent and run along the arc of said curve an arc distance of 671.72 feet to the P.T. of said curve; thence continue along the tangent of said curve and the Easterly right of way of said Highway No. 12 a tangent distance of 348.86 feet to a point; thence turn a deflection angle of 81 deg. 42 min. 10 sec. right and run Easterly along the North line of the NW 1/4 of SW 1/4 and the NE 1/4 of SW 1/4 of same said Section 32 a distance of 2,266.87 feet to the point of beginning. Subject to Easement of Alabama Power Company and to Easement to Southern Natural Gas Corporation, also Except right of way of I-65 Highway. Situated in Shelby County, Alabama. According to survey of Joseph E. Conn, Jr. A.P.L.S. #9049, dated August 14, 1990.

SUBJECT TO THE FOLLOWING:

- (1) Permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 136, page 330; Deed Book 234, page 861, and Deed Book 182, page 61, in Probate Office of Shelby County, Alabama;
- (2) Pipeline Easements to Southern Natural Gas Corporation recorded in Deed Book 90, page 241, and Deed Book 91, page 550, in said Probate Office;
- (3) Right of way to Shelby County recorded in Deed Book 211, page 618, in said Probate Office;
- (4) Transmission line permit and Railroad right of way, if any, crossing subject land as shown by instrument recorded in Deed Book 71, page 306, in said Probate Office;
- (5) Any common law or statutory rights of access to Interstate Highway Project (I-65), relinquished by order of condemnation recorded in Deed Book 209, page 32, in said Probate Office;
- (6) Ingress and egress to and from that portion of the NE 1/4 of SW 1/4, Section 32, Township 21 South, Range 2 West, lying Northeast of I-65.
- (7) Subject to any mineral and mining rights not owned by Seller and any zoning ordinances pertaining to said property.

\$307,232.00 of the aforesaid consideration is payable by Purchase Money Mortgage executed simultaneously herewith.

The above described property constitutes no part of the homestead of grantor or his spouse.

Grantor will pay the 1990 ad valorem taxes assessed against said property which will be due and payable October 1, 1990.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

24th IN WITNESS WHEREOF I have hereunto set my hand and seal this day of September, 1990.

Milford Lee
Milford Lee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milford Lee, 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 seal this 24th day of September, 1990.

Lance Brasher
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP 24 AM 11:38

JUDGE OF PROBATE

1	22.00
2	5.00
3	3.00
4	
5	1.00
6	
7	86.00