

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that NFA CORP., a corporation organized under the laws of the Commonwealth of Massachusetts (the "Grantor"), for and in consideration of \$1.00 in hand paid by THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIANA, a public corporation organized under the laws of the State of Alabama (the "Grantee"), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee the real property, all situated in Shelby County, Alabama, described on Exhibit A attached hereto and made a part hereof.

This conveyance is subject, however, to the restrictions, exceptions, reservations, conditions, limitations, interests and other matters that are set forth on Exhibit B attached hereto and made a part hereof.

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

And the Grantor does for itself, its successors and assigns covenant with the Grantee, its successors and assigns that the Grantor is lawfully seized in fee simple of said real property; that said real property is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; and that the Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed in its corporate name and on its behalf, has caused its corporate seal to be hereunto affixed and has caused this Warranty Deed to be attested, all by its duly authorized officers.

Dated: June 28, 1991.

NFA CORP.

By: Guy McDuffy

Its: Treasurer

[S E A L]

Attest:

Its: CLERK

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George McTough, whose name as Chairman of NFA Corp., a corporation, 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 said instrument, 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 28 day of June, 1991.

Patricia S. Henry  
Notary Public

AFFIX SEAL

My commission expires: My Commission Expires October 28, 1992

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This instrument was prepared by:

J. Hobson Presley, Jr.  
Maynard, Cooper, Frierson  
& Gale, P.C.  
1901 Sixth Avenue North  
Suite 2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203-2602  
(205) 254-1000

## EXHIBIT A

### Description of Real Property

#### PARCEL ONE:

Commence at the northeast corner of Section 27, Township 21 South, Range 1 West; thence run in a southerly direction along the east line of Section 27 for a distance of 1488.68 feet to a point on the south right of way of Alabama Highway Number 70; thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a southwesterly direction along the south right of way line of Alabama Highway Number 70 for a distance of 21.78 feet to the point of beginning. From the point of beginning thus obtained turn an angle to the right of 6 degrees 56 minutes 50 seconds and continue in a southwest direction along the south right of way of Alabama Highway Number 70 for a distance of 292.20 feet to the intersection of the southeast right of way of the Southern Railroad; thence turn an angle to the left of 28 degrees 48 minutes 17 seconds and run in a southwest direction along the southeast right of way of the Southern Railroad for a distance of 296.60 feet; thence turn an angle to the left of 55 degrees 45 minutes 23 seconds and run in a southerly direction for a distance of 268.26 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in an easterly direction for a distance of 536.07 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a northerly direction for a distance of 462.86 feet to the point of beginning. According to survey of Jimmy A. Gay, RLS #8759, dated June 27, 1991.

#### PARCEL TWO:

Commence at the northeast corner of Section 27, Township 21 South, Range 1 West. Thence run south along the east line of said Section 27 for a distance of 1488.68 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a southwesterly direction along the southern right-of-way of Alabama Highway 70 for a distance of 21.78 feet, thence turn an interior angle to the right of 102 degrees 23 minutes 10 seconds and run in a southerly direction for a distance of 530.26 feet; thence turn an interior angle to the right of 76 degrees 42 minutes 43 seconds and run in a northeasterly direction for a distance of 283.37 feet; thence turn an interior angle to the right of 101 degrees 45 minutes 18 seconds and run in a northerly direction for a distance of 524.69 feet to a point on the south right-of-way of Alabama Highway 70; thence turn an interior angle to the right of 78 degrees 17 minutes 58 seconds and run in a southwesterly direction along said right-of-way for a distance of 124.95 feet; thence turn an interior angle to the right of 180 degrees 50 minutes 51 seconds and run in a southwesterly direction along said right-of-way for a distance of 121.69 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Jimmy A. Gay, RLS #8759, dated June 27, 1991.

EXHIBIT B

Liens and Encumbrances

1. Taxes for 1991 and subsequent years. 1991 taxes are a lien but not due and payable until October 1, 1991.
2. Easement in favor of H. M. Gordon and wife, Ruth Gordon, as reserved in Deed Book 210, Page 182, in Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 212, Page 567, in Probate Office.
4. Sewer easement to City of Columbiana recorded in Deed Book 219, Page 87, in Probate Office.
5. Right of way deed to Shelby County dated June 23, 1953 recorded in Deed Book 161, Page 171, in the Probate Office of Shelby County, Alabama.
6. Right of way deed to Shelby County recorded in Deed Book 107, Page 375, in the Probate Office of Shelby County, Alabama.

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

91 JUL -3 AM 8:17

JUDGE OF PROBATE

1. Deed Tax	_____	<i>No Tax Paid</i>
2. Notary Fee	_____	
3. Recording Fee	_____	<i>10.00</i>
4. Transfer Tax	_____	<i>3.00</i>
5. ...	_____	<i>1.00</i>
6. ...	_____	<i>1.00</i>
Total	_____	<i>15.00</i>