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THIS INSTRUMENT PREPARED BY:
Joseph S. Bluestein, Esquire
✓ Sirote & Permutt, P.C.
P. O. Box 55727
Birmingham, Alabama 35255

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that:

WHEREAS, the undersigned, The Industrial Development Board of the Town of Pelham, a public corporation, acquired title to the hereinafter described real estate to promote an industrial development thereon as authorized by law and issued certain industrial development revenue bonds payable solely from the lease revenues and receipts and secured by a first mortgage on said real estate; and

WHEREAS, the mortgage and indenture of trust was entered into on the first day of February, 1975, between The Industrial Development Board of the Town of Pelham and First Alabama Bank of Birmingham (now known as First Alabama Bank), as shown by that certain mortgage and indenture recorded in Real Volume 344, Page 361, in the Probate Office of Shelby County, Alabama, as supplemented by that certain Supplemental Indenture of Trust recorded in Real Volume 344, Page 433, in the Probate Office of Shelby County, Alabama; and

WHEREAS, simultaneously therewith, The Industrial Development Board of the Town of Pelham entered into a written Lease Agreement with SEPCO Corporation, a true and correct copy of said lease agreement being recorded in Real Volume 290, Page 733, in the Probate Office of Shelby County, Alabama (the "Lease Agreement"); and

WHEREAS, subsequent thereto, on October 1, 1981, the Lease Agreement was assigned to G & C Investment Company, an Alabama General Partnership; and

WHEREAS, G & C Investment Company has now paid in full all of the rental obligations contained in the Lease Agreement and the revenue bonds have now been paid in full and

the terms and conditions of the mortgage indenture in favor of First Alabama Bank of Birmingham (now known as First Alabama Bank), as Trustee, have now been paid in full; and

WHEREAS, pursuant to the terms of the Lease Agreement, G & C Investment Company has given notice of its election to exercise the option to purchase the real estate described hereinbelow upon the payment of certain sums due to The Industrial Development Board of the Town of Pelham as set forth in the Lease Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of Five Hundred and No/100 Dollars (\$500.00) paid to the undersigned, THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation (hereinafter referred to as the "Grantor"), by G & C INVESTMENT COMPANY, an Alabama General Partnership (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the undersigned does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

That certain real estate which is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof by reference and incorporation.

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

IN WITNESS WHEREOF, the undersigned, by and through its properly authorized officer and representative, has hereunto set its hand and seal this the 12th day of November, 1991.

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF PELHAM,
a public corporation

BY: [Signature]
Its: Chairman

ATTEST:

BY: [Signature]
Its: Secretary

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel M. Spiller, whose name as Chairman of The Industrial Development Board of the Town of Pelham, a public 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 The Industrial Development Board of the Town of Pelham.

Given under my hand and official seal this 12th day of November, 1991.

[Signature]
NOTARY PUBLIC

My Commission Expires: 6/8/94

Ref: LR/1747463

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EXHIBIT "A"

Description of a tract of land situated in Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West, and run East along the North boundary line of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter for a distance of 1526.45 feet to a point of intersection with the West right-of-way line of the U.S. Highway No. 31; thence an angle right of 115 degrees 27' and run Southwesterly along the West right-of-way line of said highway for a distance of 98.21 feet to point of beginning; thence continue Southwesterly along West right-of-way line of said highway for a distance of 235.45 feet; thence an angle right of 64 degrees 33' and run West for a distance of 95.09 feet; thence an angle right of 89 degrees 56' and run Northerly 182.12 feet; thence an angle right of 90 degrees 00' and run Easterly 45.0 feet; thence an angle left of 90 degrees 00' and run Northerly 30.25 feet; thence an angle right of 90 degrees and run Easterly 151.52 feet to point of beginning. Said tract containing 0.679 acres.

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

91 NOV 14 AM 11:00

James H. [Signature]
JUDGE OF PROBATE

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| 1. Deed Tax | \$.50 |
| 2. Mfg. Tax | \$ |
| 3. Recording Fee | \$ 10.00 |
| 4. Indexing Fee | \$ 3.00 |
| 5. No Tax Fee | \$ |
| 6. Certified Fee | \$ 1.00 |
| Total | \$ 14.50 |