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THIS INSTRUMENT PREPARED BY:
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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 revenue 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, 1979, 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 388, Page 767, in the Probate Office of Shelby County, Alabama, as supplemented by that certain Supplemental Indenture of Trust dated March 29, 1979, recorded in Real Volume 30, Page 194, 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 318, Page 93, in the Probate Office of Shelby County, Alabama, as amended by that certain Agreement Amending Lease Agreement dated March 29, 1979, recorded in Real Volume 30, Page 191, in the Probate Office of Shelby County, Alabama (hereafter together 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 (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 Property upon the payment of sums due to The Industrial Development Board of the Town of Pelham as called for in the Lease Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of One and No/100 Dollars (\$1.00) 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/1747464

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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 line of said quarter-quarter section a distance of 852.44 feet to the point of beginning; thence continue along the last described course a distance of 75.00 feet to a point; thence 89 degrees 55' to the right in a Southerly direction a distance of 205.20 feet to a point; thence 90 degrees 00' to the right in a Westerly direction a distance of 75.00 feet to a point; thence 90 degrees 00' to the right in a Northerly direction a distance of 205.30 feet to the point of beginning.

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

91 NOV 14 AM 11:01

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Mtg. Tax	\$ 16.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.50
Total	\$ 23.50