

OK  
TSL  
Cahaba Title

1258

Send Tax Notice To:

The Industrial Development  
Board of the Town of Pelham  
40 Cahaba Valley Business Park  
119 Hillsdale Road  
Birmingham, AL 35213

STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

26th THIS IS A STATUTORY WARRANTY DEED executed and delivered this day of November, 1991, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, a public corporation, the real estate situated in the City of Pelham, Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Subject Property"),

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1992, not yet due and payable;
2. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Southerly side and a 15 foot drainage easement on the Northerly side of subject property;
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268, Page 140, Real 290, Page 386 and Real 325, Page 929, in the Probate Office of Shelby County, Alabama.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, shall warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its General Partner, which is duly authorized hereunto.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc.,  
Its General Partner

By: Charles H. Stephens  
Charles H. Stephens  
Its President

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Cahaba Title

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, Ltd., an Alabama limited partnership, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 26<sup>th</sup> day of November, 1991.

Wm. J. Thompson / Johnson  
Notary Public  
My Commission Expires: 8/23/93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN  
Berkowitz, Lefkovits, Isom & Kushner  
1600 SouthTrust Tower  
Birmingham, AL 35203

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EXHIBIT "A"

Part of Block 4 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama,

Commence at the centerline station 35+00 Cahaba Valley Parkway which is the intersection of Cahaba Valley Parkway and Cahaba Valley Parkway West; thence run North along the centerline of Cahaba Valley Parkway for 53.56 feet; thence turn an angle to the right of 90° 00' and run East 30.00 feet to the East R.O.W. Line of Cahaba Valley Parkway and to the point of beginning; thence 90° left and run North along the said East R.O.W. of Cahaba Valley Parkway for 306.07 feet; thence 81° 50' 22" right and run Northeasterly for 272.69 feet; thence 7° 18' 59" right and run Easterly for 378.84 feet to a point on the West R.O.W. Line of Cahaba Valley Circle; thence 90° right and run Southerly along said West R.O.W. Line for 22.54 feet to the beginning of a curve to the right; said curve subtending a central angle of 64° 31' 39" and having a radius of 168.01 feet; thence run Southwesterly along the arc of said curve and along said R.O.W. Line for 189.21 feet to the end of said curve; thence at tangent to said curve run Southwesterly along said R.O.W. Line of Cahaba Valley Circle for 22.49 feet to the beginning of a curve to the right; said curve subtending a central angle of 42° 50' 00" and having a radius of 25.00 feet, thence run Westerly along the arc of said curve and along said R.O.W. Line for 18.69 feet to the end of said curve and to the beginning of a curve to the left; said curve subtending a central angle of 132° 50' 00" and having a radius of 50.00 feet; thence run Southwesterly along the arc of said curve and along said R.O.W. Line of 115.92 feet; thence from tangent of said curve turn 90° 00' 00" right and run Southwesterly for 210.00 feet; thence 26° 19' 00" right and run Westerly for 269.94 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 DEC -2 AM 10:23

JUDGE OF PROBATE

1. Deed Tax	\$ No Tax paid
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 12.50