

THIS INSTRUMENT PREPARED BY:
M. Beth O'Neill
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Larry R. McMullins
P.O. Box 704
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) to ARMSTRONG'S SHELBY INDUSTRIES, INC., an Alabama corporation (hereinafter referred to as "Grantor"), in hand paid by LARRY R. MCMULLINS (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey unto the Grantee, the real estate situated in Shelby County, Alabama, more particularly described as follows:

PARCEL I:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West and the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of said Section 24 and run North 89° 58' 12" East along the North line of said 1/4 1/4 a distance of 92.07 feet to a point on the West right of way line of L & N Railroad; thence run North 1° 57' 52" West along said West right of way line to a point in the center of Buck Creek; thence along said center of Buck Creek the following nine courses; South 58° 14' 36" West, 61.05 feet; South 82° 30' 52" West, 36.43 feet; North 80° 22' 11" West 71.33 feet; North 70° 14' 39" West, 71.34 feet; North 69° 13' 10" West 71.67 feet; South 85° 11' 01" West, 49.04 feet; South 58° 53' 51" West, 63.75 feet; South 46° 53' 26" West, 88.57 feet; South 29° 39' 16" West 149.0 feet, more or less, to a point on the South line of said Southeast 1/4 of the Northeast 1/4 of said Section 23; thence run in an Easterly direction along said 1/4 1/4 line a distance of 449.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 and run North 89° 58' 12" East along the South line of said 1/4 1/4 a distance of 192.13 feet to the point of beginning and being on the Easterly right of way line of L & N Railroad; thence continue

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along the last described course a distance of 408.94 feet to a point on the Westerly right of way line of U. S. Highway No. 31 (based on 200 foot right of way); thence run North 8° 28' 37" East along said Westerly right of way line a distance of 819.35 feet to a point in the center of Peavine Creek; thence along said center of Peavine Creek the following seven courses: South 76° 18' 16", West, 60.20 feet; South 51° 58' 60" West, 77.00 feet; South 71° 23' 25" West 85.00 feet; South 89° 13' 19" West, 105.00 feet; North 83° 16' 01" West, 122.00 feet; South 79° 54' 28" West, 70.00 feet; North 60° 38' 40" West, 69.88 feet to a point on said Easterly right of way line of L & N Railroad; thence run South 1° 57' 52" East along said right of way line a distance of 757.12 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except from the above described parcels of land a tract of land conveyed to Alabama Power Company, as recorded in Deed Book 279, Page 584 in the Office of the Judge of Probate and being more particularly described as follows: Commence at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run thence North 1° 39' 51" West along the West line of said 1/4 1/4 a distance of 97.45 feet to a point; thence run South 88° 43' 05" East a distance of 301.76 feet to the point of beginning; thence continue along last described course a distance of 65.00 feet to a point; thence run North 6° 16' 54", East a distance of 165.24 feet to a point; thence run North 83° 02' 15" West a distance of 149.86 feet to a point; thence run South 1° 53' 25" East a distance of 149.57 feet to a point; then run South 62° 36' 56" East a distance of 68.42 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. All ad valorem taxes for 1992 and taxes for all subsequent years.
2. Easement to Colonial Pipeline Company, as shown by instrument recorded in Deed Book 268, Page 811 and Deed Book 222, Page 826, in the Probate Office of Shelby County, Alabama.
3. Easement to City of Pelham as shown by instrument recorded in Deed Book 337, Page 547, in said Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 225, Page 230, in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other

rights, privileges and immunities relating thereto, including but not limited to, rights set out in Deed Book 160, Page 198, in said Probate Office.

6. Terms and conditions of unrecorded Leases.
7. Encroachments of fences along South line as shown on Survey of William J. Finley, dated June 16, 1989.
8. Rights of riparian owners in and to the use of said Buck Creek and Peavine Creek.
9. Sanitary sewer lines, power lines, poles, billboards, a 40 foot road easement, gas lines and markers and water well on Parcel 2 as shown by survey of William J. Finley, dated June 16, 1989.
10. Partial Release of Right of Way and Supplemental Agreement by and between Rhett G. Barnes and wife, Frances Barnes; Lindell Wright and wife, Betty B. Wright; Rhet G. Barnes, Jr., and wife, Peggy Barnes to Colonial Pipeline Company, a Delaware corporation as the same pertains to the Property.
11. Any additional easements, reservations, restrictions or covenants as may be shown by a current title examination.

\$200,000.00 of the consideration stated herein is being paid with the proceeds of a mortgage loan closed on the date hereof.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And, the Grantor does hereby covenant with the Grantee, except as noted above, that, at the time of delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by the undersigned who is authorized, on this the 28th day of April, 1992.

ARMSTRONG'S SHELBY INDUSTRIES, INC.

By: Sydney Bailey Aust
Its: Chairman and Secretary

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lynn Baxley Ault, whose name as Chairman and Secretary of ARMSTRONG'S SHELBY INDUSTRIES, INC., an Alabama corporation, 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, (s)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 28th day of April, 1992.

My commission expires:

MY COMMISSION EXPIRES JANUARY 22, 1996

Mary Beth O'Neil
Notary Public

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