

State of Alabama)
County of Shelby)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SPRADLING INTERNATIONAL, INC.-
SOUTH, an Alabama corporation (herein called "Grantor"), in
consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00)
DOLLARS and other good and valuable consideration hereby
acknowledged to have been paid to Grantor by THE INDUSTRIAL
DEVELOPMENT BOARD OF THE CITY OF PELHAM (herein called "Grantee"),
does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee in fee
simple and to its heirs and assigns forever, all of the Grantor's
right, title and interest in the real property situated in the City
of Pelham and County of Shelby and the State of Alabama and more
particularly described as follows, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF AS THOUGH SET FORTH IN FULL HEREIN.

TO HAVE AND TO HOLD set property, together with all and singular
the rights, members, privileges, improvements, hereditaments,
easements, and appurtenances thereunto belonging or in anywise
appertaining, unto Grantee and to its heirs and assigns forever.

Granter covenants to and with Grantee that, except as to the
matters, exceptions and reservations set forth herein, Grantor is
lawfully seized of said property, same is free from other
encumbrances, and Granter will, and the successors and assigns of

Inst # 1992-19040

Alabama Title

Granter shall, forever warrant and defend the title to said property as herein conveyed, unto Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has set his hands and seals this 10 day of August, 1992, by the undersigned.

SPRADLING INTERNATIONAL, INC.-SOUTH

By:

Its:

Mark E. Goldstone
PRESIDENT

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~)
Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mark E. Goldstone, whose name as President of Spradling International, Inc.-South, 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 the above and foregoing instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

10th Given under my hand and official seal of office this day of August, 1992.

Lisa R. Egel
Notary Public

My commission expires: 7/2/95

(SEAL)

This instrument prepared by:

M. Fredrick Simpler, Jr.
SIROTE & PERMUTT, P.C.
207 Montgomery Street
Post Office Box 2357
Montgomery, Alabama 36102-2357
(205) 263-1022

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EXHIBIT A

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

Commence at the centerline point of curve Station 28 + 99.46; thence turn an angle to the right and run Northeasterly for 30.0 feet to the Northeasterly Right of Way of Cahaba Valley Parkway to the point of beginning; thence turn an angle to the right of 90 deg. 00 min. 00 sec.; thence run along the Northeasterly Right of Way of Cahaba Valley Parkway for 252.02 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run for 311.76 feet to a point; thence turn an angle of 29 deg. 45 min. 00 sec. left and run for 275.00 feet to a point; thence turn an angle to the left of 63 deg. 41 min. 00 sec. left and run for 269.94 feet to the Easterly Right of Way of Cahaba Valley Parkway; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run along said Right of Way of Cahaba Valley Parkway for 413.44 feet to the point of Tangent of Station 31 + 40.12 and the beginning of a curve to the left, said curve having a radius of 129.32 feet and subtending a central angle of 85 deg. 33 min. 00 sec.; thence run along the arc of said curve to the left for 195.35 feet to Station 28 + 99.46 and the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made upon and subject to any and all covenants, restrictions, easements and reservations affecting the above-described property, which appear of record in the Office of the Judge of Probate of Shelby County, Alabama, including, without limitation, the following:

1. Taxes for 1992 and subsequent years.
2. Restrictive covenants as recorded in Real Record 268, Page 140; and Real Record 290, Page 386, in Probate Office.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 520; and Deed Book 145, Page 378, in Probate Office.
4. Easements to Alabama Power Company as recorded in Real Record 292, Page 618, in Probate Office.
5. 7.5-foot sanitary sewer easement on the North side of caption lands; 12-foot slope easement over the East side of caption lands; and a telephone manhole on the West side of caption lands as shown on survey of Joseph A. Miller, RLS #2875, dated July 7, 1992.
6. 35-foot building set back line from the perimeter of the property as shown on survey of Joseph A. Miller, RLS #2875, dated July 7, 1992.

Inst # 1992-19040

09/04/1992-19040

10:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MCD 13.50

TOTAL P.08