

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) to each of the undersigned grantors, THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF COLUMBIANA, a public corporation organized under the laws of the State of Alabama, the fee owner of the real property of which the hereinafter described premises are a part, and NFA CORP., a Massachusetts corporation, the ground lessee of such real property and holder of an option to purchase the same, pursuant to Lease dated June 1, 1992, recorded as Instrument No. 1992-12554, Shelby County Probate Office (herein referred to jointly as "Grantor"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the CITY OF COLUMBIANA, ALABAMA (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama:

An easement for ingress and egress more particularly described as follows:

EASEMENT: Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run South along the East line of said Section for a distance of 1488.68 feet to a point on the southerly right of way line of Alabama Highway No. 70; thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a southwesterly direction along said right of way for a distance of 21.78 feet; thence turn an angle to the right of 6 degrees 56 minutes 50 seconds and run in a southwesterly direction along said right of way for a distance of 261.07 feet to the point of beginning of the centerline of a 30 foot easement; from the point of beginning thus obtained, turn an angle to the left of 28 degrees 48 minutes 17 seconds and run in a southwesterly direction for a distance of 174.88 feet to the point of commencement of a curve to the left, said curve having a central angle of 55 degrees 45 minutes 23 seconds and a radius of 108.88 feet; thence run along the arc of said curve in a southwesterly direction for a distance of 105.95 feet to the end of said curve; thence run in a southerly direction along the tangent extended from said curve for a distance of 152.70 feet; thence turn an angle to the left of 9 degrees 21 minutes 59 seconds and run in a southeasterly direction for a distance of 98.31 feet to a point on the north property line of property presently owned by the City of Columbiana, Alabama, and the end of said centerline of said easement.

The within grant of easement shall be limited to use thereof by the Grantee and its assigns and its guests, invitees and employees, by motor vehicle or as pedestrians, and the within grant of easement shall not be exclusive, the Grantor hereby retaining the right to use the easement area for all purposes for which it may use such area absent the within grant of easement, provided that any such use(s) shall not materially interfere with use of the easement area by the Grantee as immediately above provided.

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

And said Industrial Development Board of the City of Columbiana does for itself, its successors and assigns, covenant with said Grantee and its assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will warrant and defend the same to the Grantee and its successors and assigns forever, against the lawful claims of all persons.

Inst # 1992-24961

10/28/1992-24961  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00

IN WITNESS WHEREOF, Grantor, by the Chairman of the Board of the Industrial Development Bond of the City of Columbiana and by the Treasurer of NFA Corp., each of whom is authorized to execute this conveyance, hereto set its signatures and seal, this 6th day of August, 1992.

ATTEST:

INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF COLUMBIANA

Linda Spunk  
Secretary

By George Bentley  
Chairman  
of its Board of Directors

NFA CORP.

Brend Hodge  
Assistant Clerk

By George A. McDonough  
George A. McDonough, Treasurer

State of Alabama )  
County of Shelby ) ss.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George A. McDonough, whose name as Treasurer of NFA Corp., a 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, 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 7th day of August, 1992.

Lue W. Spearman  
Notary Public  
My Commission Expires: 3/28/94

State of Alabama )  
County of Shelby ) ss.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Bentley, whose name as Chairman of the Board of The Industrial Development Board of the City of Columbiana, a 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, 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 20<sup>th</sup> day of August, 1992.

A. Howell  
Notary Public  
My Commission Expires:

Grantee's Address:

107 Mildred Street  
Columbiana, Alabama 35051

fda/nfa/aa0

Inst # 1992-2496 Oct 20, 1992

10/28/1992-24961  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00  
2