

Send Tax Notice To:
The Industrial Development
Board of the Town of Pelham
c/o Cahaba Valley Business
Park, Phase II
119 Hillsdale Road
Birmingham, Alabama 35213

Inst # 1993-22023

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 22nd day of July, 1993, 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 and instrumentality under the laws of the State of Alabama** (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 and instrumentality under the laws of the State of Alabama**, 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,

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 1993, not yet due and payable;
2. Public utility easements as shown by recorded plat;
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268, Page 140; Real 290, Page 386; Real 325, Page 929; and Instrument #1992-15856, all in the Probate Office of Shelby County, Alabama;
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 520 and Deed 145, Page 378 in Probate Office of Shelby County, Alabama; and
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292, Page 618 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.

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07/27/1993-22023
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Walston, J. H.

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
Its President

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 hands and official seal this 22nd day of July,
1993.


Notary Public
My Commission Expires: 8-16-96

THIS INSTRUMENT PREPARED BY:

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

EXHIBIT "A"
to
STATUTORY WARRANTY DEED
Dated July 22, 1993
119 PROPERTIES, LTD. to
THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM

LOT OW-4A, BLOCK 4 OF A RESURVEY OF CAHABA VALLEY BUSINESS PARK, AS RECORDED IN MAP BOOK 17, PAGE 73, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT O-14B, BLOCK 4, OF SAID RESURVEY OF CAHABA VALLEY BUSINESS PARK, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF CAHABA VALLEY CIRCLE, A CITY STREET; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT O-14B AND ALONG SAID RIGHT OF WAY LINE FOR 22.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 30°-49'-35" AND HAVING A RADIUS OF 168.01 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 90.39 FEET TO THE END OF SAID CURVE AND TO THE END OF THE DEDICATED RIGHT OF WAY OF CAHABA VALLEY CIRCLE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF 33°-42'-04", AND HAVING A RADIUS OF 168.01 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE VACATED NORTHERLY RIGHT OF WAY LINE OF SAID CAHABA VALLEY CIRCLE FOR 98.82 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN SOUTHWESTERLY ALONG SAID VACATED NORTHERLY RIGHT OF WAY LINE 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 VACATED NORTHERLY RIGHT OF WAY 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 VACATED RIGHT OF WAY LINE FOR 115.92 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE TURN 90°-00'-00" RIGHT AND RUN SOUTHWESTERLY FOR 210.00 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHEASTERLY FOR 275.00 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHEASTERLY FOR 460.00 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHWESTERLY FOR 283.31 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID CAHABA VALLEY CIRCLE, SAID POINT ALSO BEING AT THE END OF THE DEDICATED RIGHT OF WAY OF SAID CAHABA VALLEY CIRCLE; THENCE 33°-42'-04" LEFT AND RUN NORTHWESTERLY ACROSS THE END OF SAID CAHABA VALLEY CIRCLE FOR 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 135,990.73 SQUARE FEET OR 3.12 ACRES, MORE OR LESS.

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