

Send Tax Notice To:  
✓ Sherman International Corp.  
P. O. Box 1926  
Birmingham, Alabama 35201

STATE OF ALABAMA     )  
                              :  
COUNTY OF SHELBY    )

Inst # 1994-07853

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, THAT** in consideration the sum of Four hundred four thousand one hundred eighty three and no/100's Dollars (\$404,183.00) to the undersigned grantor, William O'Neal Whitt, Jr., as Trustee under that certain Trust Agreement dated November 3, 1978, recorded in Real Volume 1688, Page 718, in the Probate Office of Jefferson County, Alabama, in hand paid by Sherman International Corp., an Alabama corporation, the receipt of which is hereby acknowledged, the said William O'Neal Whitt, Jr., as Trustee, does by these presents, grant, bargain, sell and convey unto the said Sherman International Corp., a corporation, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Parcels C and D more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Subject to existing easements, restrictions and rights of way of record, if any, and ad valorem taxes for the year 1994, which said taxes are not due and payable until October 1,

The entire purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said Sherman International Corp., a corporation, its successors and assigns in interest, forever.

And said William O'Neal Whitt, Jr., as Trustee, does for himself, in such capacity, his successors and assigns, covenant with said Sherman International Corp., a corporation, its successors and assigns in interest, that he, in such capacity, is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, that he, in such capacity has good right to convey the same as aforesaid, and that he, in such capacity, will, and his successors and assigns shall, warrant and defend the same to the said Sherman International

03/10/1994-07853  
12:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

004 MCD 17.00

Corp., a corporation, its successors and assigns in interest forever, against the lawful claims of all persons

**IN WITNESS WHEREOF**, the said William O'Neal Whitt, Jr., as Trustee, has hereunto set his hand and seal on this the 1st day of March 1994.

William O'Neal Whitt, Jr., as Trustee under that certain Trust Agreement dated November 3, 1978, recorded in Real Volume 1688, Page 718, in the Probate Office for Jefferson County, Alabama.



STATE OF ALABAMA     )  
                                  :  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William O'Neal Whitt, Jr., whose name as Trustee under that certain Trust Agreement dated November 3, 1978, recorded in Real Volume 1688, Page 718, in the Probate Office for Jefferson County, Alabama, 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, in such capacity as Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 1st day of March, 1994.

  
Notary Public

This Instrument Prepared By:

William O'Neal Whitt, Jr.  
Sherman International Corp.  
P.O. Box 1926  
Birmingham, Alabama 35201

## EXHIBIT A

### PARCEL C

Located in Shelby County, Alabama

Commence at the Northwest corner of the SW-1/4 of the NE-1/4, Sec. 14, T-20-S, R-3-W; thence run East along the North line of said 1/4-1/4 Section a distance of 539.46 feet to the point of beginning; thence continue East along the North line of said 1/4-1/4 Section a distance of 450.66 feet to a point on the West bank of Bishop Creek; thence turn an angle of 64 deg. 36 min. 35 sec. to the right and run a distance of 230.25 feet; thence turn an angle of 120 deg. 14 min. 06 sec. to the right and run a distance of 133.71 feet; thence turn an angle of 91 deg. 15 min. to the left and run a distance of 444.27 feet to a point on the North line of Industrial Park Drive; thence turn an angle of 93 deg. 56 min. 50 sec. to the right, to a point on a right-of-way curve; thence run along said R.O.W. curve (whose Delta Angle is 3 deg. 44 min. 47 sec. to the right, Radius is 499.63 feet; Tangent is 16.34 feet, Length of Arc is 32.66 feet) to the point of tangent; thence continue along the North line of Industrial Park Drive a distance of 142.60 feet; thence turn an angle of 89 deg. 57 min. 56 sec. to the right and run a distance of 450.27 feet; thence turn an angle of 88 deg. 22 min. 05 sec. to the left and run a distance of 250.01 feet; thence turn an angle of 88 deg. 22 min. 05 sec. to the right and run a distance of 159.93 feet to the point of beginning.

Situated in the SW-1/4 of the NE-1/4, Section 14, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama.



## EXHIBIT A

### PARCEL D

Located in Shelby County, Alabama

A tract of land situated in the SW- $\frac{1}{4}$  of the NE- $\frac{1}{4}$  of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northwest corner of said SW- $\frac{1}{4}$  of the NE- $\frac{1}{4}$ ; thence run South 89 deg. 28' 38" East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 789.65 feet to a point; thence turn an angle right of 93 deg. 13' 38" and run South 3 deg. 45' West for a distance of 178.72 feet to the point of beginning; thence continue South 3 deg. 45' West for a distance of 450.00 feet to a point on the north right of way line of Industrial Park Drive, said point being the intersection of said north right of way line with the East right of way line of Parker Drive, if extended across Industrial Park Drive; thence, turn an angle right of 90 deg. 00' and run North 86 deg. 15' West along said North right of way line for a distance of 75.00 feet to the beginning of a curve to the right, said curve having a radius of 2177.17 feet and subtending a central angle of 4 deg. 33' 57"; thence run in a northwesterly direction along the arc of said curve for a distance of 175.09 feet to a point; thence turn an angle right of 85 deg. 26' 03" from "tan. to curve" and run North 3 deg. 45' East for a distance of 450.00 feet to a point; thence turn an angle right of 91 deg. 35' 51" and run south 84 deg. 39' 09" east for a distance of 250.00 feet to the point of beginning. Tract is subject to a 15' wide utility easement along Industrial Park Drive. Tract contains 2.592 acres.

Being the same property conveyed by Pelham Industrial Park, Inc., to South Central Bell Telephone Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the city of Birmingham, Alabama, by deed dated March 20, 1975, filed for record in the office of Probate, County of Shelby, State of Alabama, on March 24, 1975, at 8:16 o'clock A.M., and recorded in Deed Book 291 page 308.

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