

This Instrument Prepared By:
Theresa A. Tkacik-Attorney at Law
2162 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice To: S & K General Partnership
132 Big Oak Drive
Maylene, Alabama 35114

Inst # 1994-18227

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Thousand Dollars and No/100's (\$30,000.00) to the undersigned grantor David "Spud" Bishop Contractors, Inc., a corporation, (hereinafter referred to as Grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said Grantor does hereby grant, bargain, sell and convey unto S & K General Partnership (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of said Section 13. Thence run East along the South Section line 1787.69 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 1967.61 feet; thence turn right 110 deg. 09 min. 19 sec. and run Southeast 159.91 feet to the point of beginning; thence continue last course 135.71 feet to a point on the Westerly right of way of Yeager Parkway (70 foot right of way); thence turn left 96 deg. 39 min. 26 sec. and run Northeast 17.84 feet to the point of a clockwise curve having a delta angle of 03 deg. 02 min. 47 sec. and a radius of 2856.84 feet; thence continue Northeast along the arc of said curve and right of way 151.90 feet; thence turn left 86 deg. 23 min. 22 sec. from tangent and run Northwest 133.34 feet; thence turn left 94 deg. 30 min. 00 sec. and run Southwest 169.52 feet to the point of beginning. The Southwest property line of the above described parcel is the centerline of a 30 foot easement for ingress and egress; all being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for 1994 and subsequent years, easements, restrictions, permits, and right of ways of record.

SUBJECT TO: Public utility easements as shown by recorded plat, including 7.5 feet on the Westerly side of lot.

SUBJECT TO: Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 517; Deed Book 141, Page 596; Deed Book 105, Page 22, and Deed Book 170, Page 290, in the Shelby County Probate Office.

SUBJECT TO: Easements of record, including a 30 foot easement for ingress and egress along the Southwest line of subject property.

TO HAVE AND TO HOLD unto the said Grantee (whether one or more), his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and 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, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by it's President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 3RD day of May, 1994.

06/07/1994-18227
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.00

David Spud Bishop Contr. Inc.
David "Spud" Bishop Contractors, Inc.
David Bishop President
By:

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that David "Spud" Bishop, whose name as President of David "Spud" Bishop Contractors, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of said conveyance, 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.

Given under my and official seal this the 3rd day of May,
1994.

Spura A. Zwick
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 10, 1997
My Commission Expires:

Inst # 1994-18227

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SHELBY COUNTY JUDGE OF PROBATE
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