

SEND TAX NOTICE TO:
4995 Cahaba Valley Trace
Birmingham, Alabama 35242

Inst # 1994-25002

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED THOUSAND AND NO/100 (\$400,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

(herein referred to as "Grantor"), does grant, bargain, sell, and convey unto

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SUBJECT TO:

- Right-of-way granted to Alabama Power Company,
recorded in Real Volume 329, Page 325, in the
Probate Office of Shelby County, Alabama.

\$300,000.00 of the purchase price stated herein was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

And the Grantor does, for itself and for its successors and assigns covenant with the said Grantee, his heirs, executors,

08/10/1994=25000
09:56 AM CERTIFIED

administrators and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 3 day of Aug, 1994.

THE INDUSTRIAL DEVELOPMENT BOARD OF
THE TOWN OF ALABASTER

By: *Red Long* (Seal)
Its: Chairman

STATE OF ALABAMA)
SHELBY COUNTY)

CORPORATE ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Red Long*, whose name as Chairman of The Industrial Development Board of the Town of Alabaster, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 3rd day of August, 1994.

Patti J. Sims

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Exhibit "A"

Two parcels of land in Shelby County, Alabama, more particularly described as follows: Inst # 1994-25002

08/10/1994-25002
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

PARCEL I:

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, and the SW 1/4 of the NW 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said SE 1/4 of the NW 1/4; thence in a westerly direction along the southerly line of said 1/4-1/4 section, a distance of 1352.45 feet to the SE corner of said SW 1/4 of the NW 1/4; thence continue in a westerly direction along the southerly line of said SW 1/4 of the NW 1/4, a distance of 70.23 feet to the intersection with the northeasterly right-of-way line of the L & N Railroad; thence 62 degrees 29 minutes 45 seconds right, in a northwesterly direction along said right-of-way line, a distance of 300.0 feet; thence 107 degrees 49 minutes 57 seconds right, in a northeasterly direction a distance of 200.62 feet to a point in the easterly line of said SW 1/4 of the NW 1/4, which point is 300.00 feet north the SE corner of said 1/4-1/4 section; thence 82 degrees 25 minutes 42 seconds left, in a northerly direction along the easterly line of said 1/4-1/4 section, a distance of 232.48 feet; thence 87 degrees 41 minutes 15 seconds right, in an easterly direction, a distance of 994.94 feet; thence 8 degrees 22 minutes left, in a northeasterly direction, a distance of 899.87 feet; thence 0 degrees 23 minutes 37 seconds left, in a northeasterly direction, a distance of 230.93 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 335.00 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 930.63 feet to a point on the easterly line of said SE 1/4 of the NW 1/4; thence 79 degrees 55 minutes 37 seconds left, in a southerly direction along said easterly line, a distance of 357.25 feet to the point of beginning.

PARCEL II:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SW corner of said 1/4-1/4 section; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distance of 357.25 feet; thence 79 degrees 55 minutes 37 seconds right, in a northeasterly direction, a distance of 930.63 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 366.30 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 1095.35 feet to the point of beginning.

Minerals and mining rights excepted.