

SEND TAX NOTICE TO:

Pelham Industrial
Development Board
Pelham City Hall
Pelham, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 26th day of September, 1994 by **119 PROPERTIES, LTD.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED THIRTY-NINE THOUSAND EIGHT HUNDRED FORTY-SEVEN DOLLARS (\$439,847)** in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real estate located in Shelby County, Alabama and described in **Exhibit A** attached hereto and made a part hereof.

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 1994;
2. Restrictions, covenants and conditions as set out in instruments recorded in Real 268 page 140; Real 290 page 386; Real 325 page 929; as Instrument #1992-15856 and Instrument #1993-25691 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 101 page 520 and Deed 145 page 378 in Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office.

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, will 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 Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on this 26th day of September, 1994.

119 PROPERTIES, LTD. an
Alabama limited partnership

By: **CAHABA VALLEY PROPERTIES, INC.**
Its General Partner

By: 
Charles H. Stephens
President

Inst # 1994-29416

09/28/1994-29416
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
0031 HED 15.50
Calahaba

Inst # 1994-29416

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said 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 Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President 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 hand this the 26th day of September, 1994.

Charles H. Stephens
Notary Public
My Commission Expires: 2-10-96

THIS INSTRUMENT PREPARED BY

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT "A"

Part of Block 2 of Cahaba Valley Park North as recorded in Map Book 13 page 140, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the centerline intersection point of the intersection of Cahaba Valley Parkway (Sta. 47 + 73.41) and Cahaba Valley Circle (Sta. 0 + 00); thence run East along the centerline of said Cahaba Valley Parkway for 18.72 feet; thence 90 degrees 00 minutes 00 seconds left and run Northerly for 30.00 feet to a point on the North right of way line of Cahaba Valley Parkway, said point being the Southeast corner of the Rainbow Technology site and the point of beginning of the property herein described; thence run North along the last stated course and along the east property line of Rainbow Technology site for 345.16 feet to a point on the North boundary line of Block 2 of Cahaba Valley Park North, said point also being on the South line of a 50 foot wide Alabama Power Company right of way; thence 78 degrees 21 minutes 58 seconds right and run Northeasterly along said boundary line and along the said right of way line for 636.76 feet to a point of the West right of way line of Cahaba Valley Parkway North; thence 103 degrees 17 minutes, 19 seconds right and run South along said right of way line for 425.19 feet to the beginning of a curve to the right, said curve subtending a central angle of 88 degrees 20 minutes 43 seconds and having a radius of 50.00 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 77.09 feet to the end of said curve, and to a point on the North right of way line of Cahaba Valley Parkway; thence at tangent to said curve run West along said right of way line for 561.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Containing 5.77 acres more or less.

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