

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) _____
(Address) _____**PARTNERSHIP WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and no/100----- DOLLARS

to the undersigned grantor, PELHAM PROPERTIES, LTD.

a ~~(GRANTOR)~~ (limited) a partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Johnnie W. Slaton, and William J. Flynn, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

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SHELBY COUNTY JUDGE OF PROBATE
006 MCD 141-00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

Partner(s), who (is) (are)

this the 7th day of February, 19 95By Johnnie W. Slaton
JOHNNIE W. SLATON PartnersBy Betty H. Thomas
BETTY H. THOMAS PartnerBy William J. Flynn, Jr.
WILLIAM J. FLYNN, JR. PartnersBy Edwin E. Neall
EDWIN E. NEALL Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Johnnie W. Slaton, Betty H. Thomas, William J. Flynn, Jr. and Edwin E. Neall

whose name(s) as general partner(s) of PELHAM PROPERTIES, LTD.
a (n) ALABAMA ~~(state)~~ (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 7th day of February, 19 95

AFFIX NOTARIAL SEAL


Notary Public

My commission expires: 8-29-98

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA

COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

EXHIBIT "A" PAGE 1

PARCEL ONE:

A parcel of land located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 14; thence in a Westerly direction the North line of said 1/4-1/4 Section a distance of 338.75 feet; thence 90 degrees left, in a Southerly direction a distance of 699.07 feet to the point of beginning; thence 180 degrees in a Northerly direction a distance of 150.0 feet to a point on a curve to the right, said curve having a central angle of 21 degrees 09 minutes 30 seconds and a radius of 242.71 feet; thence 90 degrees right to tangent of said curve; thence in a Southeasterly direction a distance of 89.63 feet along arc of said curve to end of said curve and beginning of a curve to the left, said curve having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet; thence in a Southeasterly direction along arc of said curve a distance of 206.27 feet to end of said curve; thence continue in a Southeasterly direction a distance of 225.0 feet to the beginning of a curve to the right, said curve having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 197.39 feet to end of said curve; thence continue in a Southeasterly direction a distance of 104.80 feet to the beginning of a curve to the left, said curve having a central angle of 5 degrees 04 minutes 17 seconds and a radius of 2227.17 feet; thence along arc of said curve in a Southeasterly direction a distance of 197.13 feet; thence 89 degrees 52 minutes 17 seconds right, measured from tangent of said curve, in a Southerly direction a distance of 367.58 feet to the beginning of a curve to the left, said curve having a central angle of 14 degrees to the left, said curve having a central angle of 14 degrees 00 minutes and a radius of 1107.66 feet; thence along arc of said curve, in a Southeasterly direction a distance of 270.65 feet to end of said curve; thence continue in a Southeasterly direction a distance of 39.56 feet to the intersection of the Northeast right of way of Atlantic Coast Line Railroad; thence 136 degrees 28 minutes 30 seconds right, continuing along said right of way in a Northwesterly direction a distance of 1205.74 feet to the point of beginning.

PARCEL TWO:

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 14; thence in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 338.75 feet, thence 90 degrees left in a Southerly direction a
(SEE ATTACHED CONTINUATION PAGE)

EXHIBIT "A" PAGE 2

distance of 549.07 feet to a point on a curve to the right, said curve having a central angle of 21 degrees 09 minutes 30 seconds and a radius of 242.71 feet, thence 90 degrees left to tangent of said curve, thence in a Southeasterly direction a distance of 89.63 feet along arc of said curve to end of said curve and beginning of a curve to the left, said curve having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet, thence in a Southeasterly direction along arc of said curve a distance of 206.27 feet to end of said curve, thence continue in a Southerly direction a distance of 225.0 feet to the beginning of a curve to the right, said curve having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet, thence along arc of said curve in a Southeasterly direction a distance of 197.39 feet to end of said curve, thence continue in a Southeasterly direction a distance of 104.80 feet to the beginning of a curve to the left, said curve having a central angle of 5 degrees 12 minutes and a radius of 2227.17 feet, thence continue along arc of said curve in a Southeasterly direction a distance of 197.13 feet to the point of beginning; thence continue along arc of said curve a distance of 5.0 feet to end of said curve, thence continue in an Easterly direction a distance of 25.0 feet, thence 90 degrees right in a Southerly direction a distance of 367.57 feet to the beginning of a curve to the left, said curve having a central angle of 14 degrees 00 minutes and a radius of 1077.66 feet, thence along arc of said curve in a Southeasterly direction a distance of 263.32 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 39 degrees 44 minutes 05 seconds and a radius of 80.62 feet, thence along arc of said curve in a Southwesterly direction a distance of 55.91 feet to the intersection of the Northeast right of way of Atlantic Coast Line Railroad, thence 96 degrees 44 minutes 12 seconds right, measured from tangent of said curve, along said right of way in a Northwesterly direction a distance of 16.52 feet thence 43 degrees 31 minutes 30 seconds right in a Northwesterly direction a distance of 39.56 feet to the beginning of a curve to the right, said curve having a central angle of 14 degrees 00 minutes and radius of 1107.66 feet, thence along arc of said curve in a Northwesterly direction a distance of 270.65 feet to end of said curve, thence continue in a Northerly direction of 367.58 feet to the point of beginning.

LESS AND EXCEPT

(SEE ATTACHED CONTINUATION PAGE)

Part of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 14, run in a westerly direction along the north line of said 1/4-1/4 Section for a distance of 338.75 feet; thence 90° left in a southerly direction for a distance of 549.07 feet, more or less, to a point on the south right-of-way Line of Industrial Park Drive, said point being the point of beginning of a curve; said curve being concave in a southerly direction and having central angle of 21°09'31" and a radius of 242.71 feet; thence turn an angle to the left and run along the arc of said curve in an easterly direction for a distance of 89.63 feet to a point of reverse curve; said second curve being concave in a northerly direction and having a central angle of 18°15' and a radius of 647.58 feet; thence turn an angle to the left and run along the arc of said curve in an easterly direction and along the south right-of-way line of Industrial Park Drive for a distance of 206.27 feet to the end of said curve; thence continue in an easterly direction along the south right-of-way line of Industrial Park Drive and along a line tangent to the end of said curve for a distance of 219.29 feet to an existing iron pin being the point of beginning; thence continue in an easterly direction along the south right-of-way line of Industrial Park Drive for a distance of 5.71 feet to the point of beginning of a curve; said curve being concave in a southerly direction and having a central angle of 5°37' and a radius of 2013.57 feet; thence turn an angle to the right and run along the arc of said curve and along the southerly right-of-way line of Industrial Park Drive for a distance of 197.39 feet to the point of ending of said curve; thence run in an easterly direction along the southerly right-of-way line of said Industrial Park Drive and along a line tangent to the end of said curve for a distance of 104.80 feet to the point of beginning of a new curve; said new curve being concave in a northerly direction and having a central angle of 5°12' and a radius of 2227.17 feet; thence turn an angle to the left and run along the arc of said curve and along the southerly right-of-way line of Industrial Park Drive for a distance of 202.13 feet to a point of reverse curve; said newest curve being concave in a southwesterly direction and having a central angle of 90° and a radius of 25.0 feet; thence turn an angle to the right and run in an easterly and southeasterly and southerly directions and along the arc of said curve for a distance of 39.27 feet to a point on the west right-of-way line of Parker Drive; thence run in a southeasterly direction along the west right-of-way line of said Parker Drive and along a line tangent to the end of said curve for a distance of 342.57 feet to the point of beginning of a new curve; said newest curve being concave in an easterly direction and having a central angle of 14°00' and a radius of 1077.66 feet; thence turn an angle to the left and run along the arc of said curve in a southerly direction and being the west right-of-way line of Parker Drive for a distance of 263.32 feet to a point of reverse curve; said newest curve being concave in a westerly direction and having a central angle of 39°44'05" and a radius of 80.62 feet;

(SEE ATTACHED CONTINUATION PAGE)

thence turn an angle to the right and run along the arc of said curve in a southerly direction and being the west right-of-way line of Parker Drive for a distance of 55.91 feet to a point of intersection with the northeast right-of-way line of the Atlantic Coastline Railroad right-of-way; thence turn an angle to the right ($116^{\circ}36'15''$ from the chord of last mentioned curve) and run in a northwesterly direction along the northeast right-of-way line of the Atlantic Coastline Railroad right-of-way for a distance of 679.20 feet to a point of curve; said curve being concave in a southwesterly direction and having a central angle of $2^{\circ}16'26''$ and a radius of 4102.89 feet; thence turn an angle to the left and run along the arc of said curve in a northwesterly direction and being the northeast right-of-way line of the Atlantic Coastline Railroad for a distance of 162.83 feet; thence turn an angle to the right ($8^{\circ}52'50''$ from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 301.25 feet, more or less, to the point of beginning.

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