

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

THIS STATUTORY WARRANTY DEED is executed and delivered on this 28TH day of Feb, 1995, by TRIPLE S FARM, L.L.C, an Alabama limited liability company, (hereinafter called "Grantor"), in favor of THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM, an Alabama public corporation (hereinafter called "Grantee").

\$500.00 KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real property (the "Property"), situated in Shelby County, Alabama:

Lots 5,6,7 and 8 according to the map and survey of River Oaks as recorded in Map Book 18, Page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1995 and subsequent years. 1995 taxes are a lien but not due and payable until October 1, 1995.
2. Public easements as shown by recorded plat, including 60 foot private road easement on the Northerly side of lot.
3. Rights or riparian owners in and to the use of Lay Lake.
4. Flood rights, other easements or interest owned by Alabama Power Company including rights in Civil Case No. CA-66-769 and Lis Pendens 4, Page 381 in the Probate Office.
5. Mortgage to National Bank of Commerce, dated 12/01/94 and recorded 12/0-5/94 at 2:29 pm as Inst. #1994-35756 in the Probate Office of Shelby County, Alabama, from Triple S Farm, L.L.C., securing \$200,000.00.

- 1 -
03/28/1995-07866
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

Inst # 1995-07866

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor, TRIPLE S FARM, L.L.C, an Alabama limited liability company, by its duly authorized officer, has executed this instrument as of the day and year first above written.

TRIPLE S FARM, L.L.C., an Alabama limited liability company

By: [Signature]

Its MEMBER

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L J Steeley, whose name as MEMBER of **TRIPLE S FARM, L.L.C.**, an Alabama limited liability company, 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 said company.

Given under my hand and seal this the 28th day of Feb, 1995.

[NOTARIAL SEAL]

Brenda Robbins
Notary Public
My Commission Expires: 5-1-96

THIS INSTRUMENT PREPARED BY:

W. Howard Donovan, III, Esq.
1 Independence Plaza
Suite 510
Birmingham, Alabama 35209

Inst # 1995-07866

03/28/1995-07866
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00