

This instrument was prepared by

(Name) William R. Justice

(Address) P.O. Box 1144 Columbiana, AL 35051

Grantee's address:

NFA Corp.

455 Hwy 70

Columbiana, AL 35051

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100---(\$10.00)

DOLLARS,

and exchange of like kind real property

to the undersigned grantor, City of Columbiana, Alabama, a municipal

corporation

(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

NFA Corp., a Massachusetts corporation

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama:

See attached Exhibit A for legal description of real property being conveyed.

Subject to transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 188 page 540 and Deed Book 234 page 70 in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way granted to Shelby County by instruments recorded in Deed Book 161 page 171 and Deed Book 107 page 375 in the Probate Office of Shelby County, Alabama.

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10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 36.00

TO HAVE AND TO HOLD, To the said GRANTEE, 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 its Mayor
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 17th day of April, 1995.

ATTEST:

City of Columbiana, Alabama

Secretary

By Lewis B. Walker

Lewis B. Walker, as Mayor

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Lewis B. Walker

whose name as Mayor ~~President~~ of City of Columbiana, Alabama, a municipal corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17th day of April, 1995

EXHIBIT "A"

Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West, and run South 1 deg. 44 min. East 849.4 feet to the right-of-way line of the dirt road; thence run in a Southwesterly direction along the right-of-way line of said dirt road a distance of 370 feet to a point; thence turn an angle of 90 deg. to the left and run Southerly 40 feet to the South right-of-way line of said dirt road being the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. to the left and run Easterly along the South line of said right-of-way 132 feet to the Northwest corner of George Brown property; thence turn a 90 deg. angle to the right and run Southeasterly along the George Brown property 200 feet, more or less, to the right-of-way of the Southern Railroad; thence turn a 90 deg. angle to the right and run Westerly along the Northerly right-of-way line of said Southern Railroad a distance of 389 feet to a point where said Southern Railroad crosses the North right-of-way line of Alabama Highway No. 70; thence turn a 90 deg. angle and run Northwesterly 80 feet to a point on said dirt road; thence run along the Southeasterly right-of-way line of said dirt road a distance of 275 feet to the point of beginning; said property being situated in the NE 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 West.

ALSO, THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 West; thence run South 13 deg. 10 min. West a distance of 939.10 feet; thence turn an angle of 45 deg. 28 min. to the left and run a distance of 127.50 feet to a point on the South right-of-way line of a county road which is the point of beginning of the parcel herein described; thence turn an angle of 90 deg. 00 min. to the left and run along South right-of-way line of said County Road a distance of 80.00 feet to the Northeast corner of the parcel of land described in Deed Book 277, page 686, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 200 feet to the North right-of-way line of the Southern Railroad; thence turn an angle of 90 deg. 00 min. to the right and run along said railroad right-of-way a distance of 135 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 50 feet to the Southwest corner of the parcel described in Deed Book 220, page 250 in the said Probate Office; thence continue in a Northwesterly direction along the West line of said parcel described in Deed Book 220, page 250, in said Probate Office a distance of 150.00 feet to the South line of said County Road right-of-way; thence run Northeasterly along the South line of said County Road right-of-way a distance of 55.00 feet to the point of beginning.

Also, all of the following property lying north of Town Creek:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, and run in an easterly direction and along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 4 chains 20 links (4.20 chains or 277.2 feet) to a point; then turn left 90 deg. 09 min. and run northerly 803.36 feet to a point; then turn left 101 deg. 45 min. and run westerly to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; then turn left and run southerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning. All being situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

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