1995-09845

## Harrison, Conwill, Harrison & Justice

P. O. Box 557 Columbiana, Alabama 35051 Grantee's address: City of Columbiana 107 Mildred Street Columbiana, AL 35051

QUITCLAIM DEED

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and exhange of like kind real property

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby

releases, quitclaims, grants, sells, and conveys to the City of Columbiana, Alabama

(hereinafter called Grantee), all 1ts right, title, interest, and claim in or to the following described real estate, situated in She1by County, Alabama, to-wit:

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

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Y COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to said GRANTEE Forever.

Given under its hand and seal, this

17th

April day of

1995

Witnesses:

NFA Corp., a Massachusetts corporation (SEAL)

THE STATE OF

COUNTY

I, the undersigned authority, a notary public

in and for said County, in said State, hereby certify that

whose name as Treasurer of NFA Corp ., a Massachusetts corporation,

whose ware is signed to the foregoing conveyance, and who is known to me, acknowledged before he as such officer and with full authority me on this day, that, being informed of the contents of the conveyance, executed the same

voluntarily on the day the same bears date.

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

Form ALA-84

## EXHIBIT "A"

<u>Parcel I:</u>

Commence at the NE corner of Section 27, Township 21 South, Range 1 West (axle found in place); thence South 1 deg. 44 min. East a distance of 100.0 feet to a point; thence turn an angle of 88 deg. 30 min. 30 sec. to the right and proceed a distance of 2057.75 feet to a point on the West margin of Industrial Road; thence turn an angle of 89 deg. 10 min. 30 sec. to the left and proceed along the said West margin of Industrial Road a distance of 578.08 feet to a point; thence turn an angle of 8 deg. 08 min. 30 sec. to the left and continue along the said West margin of Industrial Road a distance of 426.80 feet to the point of beginning of the said parcel herein conveyed; thence turn an angle of 8 deg. 08 min. 30 sec. to the right and proceed along the said West margin of Industrial Road a distance of 331.00 feet to a point on the North right-of-way line of Alabama Highway 70; thence turn an angle of 89 deg. 13 min. to the right and proceed along the North right-of-way line of Alabama Highway 70 a distance of 225.0 feet to a point; thence turn an angle of 90 deg. 48 min. to the right and proceed a distance of 327.44 feet to a point; thence turn an angle of 88 deg. 19 min. to the right and proceed a distance of 225.00 feet to the point of beginning of said parcel. Said parcel contains 1.70 acres and is lying in the NW% of NE%, Section 27, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

## Parcel II:

Commence at the NE corner of Section 27, Township 21 South, Range 1 West (axle found in place); thence South 1 deg. 44 min. East a distance of 100.0 feet to a point; thence turn an angle of 88 deg. 30 min. 30 sec. to the right and proceed a distance of 2057.75 feet to the point of beginning of the parcel herein conveyed (said point being on the West margin of Industrial Road); thence turn an angle of 89 deg. 10 min. 30 sec. to the left and proceed along the said West margin of Industrial Road a distance of 578.08 feet to a point; thence turn an angle of 8 deg. 08 min. 30 sec. to the left and proceed along the said West margin of Industrial Road a distance of 426.80 feet to a point; thence turn an angle of 96 deg. 28 min. 30 sec. to the right and proceed a distance of 696.06 feet to a point; thence turn an angle of 92 deg. 15 min. to the right and proceed along the East boundary line of Gulf States Paper Corporation a distance of 1011.96 feet to a point; thence turn an angle of 88 deg. 35 min. 30 sec. to the right and proceed a distance of 625.23 feet to the point of beginning of said parcel. Said parcel contains 14.84 acres and is lying in the NW% of NE%, Section 27, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

Grantor shall, in connection with this conveyance, retain the right to use, without payment therefor, the building currently located on the portion of the premises conveyed herewith described as Parcel II, for general storage and warehouse purposes, for the five (5) plus year period commencing on the date of the recording of this deed and expiring on the last day of the month during which the fifth (5th) anniversary of such date of recording shall occur. Such right of use shall include the right to full access to and use of said building, with all requisite utilities, at all times during said period.

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10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROMATE
002 NCD 12.00