

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 15<sup>th</sup> day of May, 1995 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 **Two Hundred Forty-Nine Thousand Two Hundred Seventy-Seven and 00/100ths DOLLARS (\$249,277)** 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 following described real estate located in Shelby County, Alabama, to-wit:

Part of Block 4 of Cahaba Valley Park North as recorded in Map Book 13 page 140 in the Probate Office of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West Shelby County, Alabama, and being more particularly described as follows: Commence at Station 47+73.31 on the centerline of Cahaba Valley Parkway and point also being on the centerline of Cahaba Valley Circle; thence run Easterly along said centerline of Cahaba Valley Parkway for 80.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run Southerly for 30.0 feet to a point on the Southerly right of way line of Cahaba Valley Parkway, said point also being the point of beginning; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run Easterly along the South right of way of Cahaba Valley Parkway for 265 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run southerly for 537.78 feet to a point thence turn an angle to the right of 64 degrees 31 minutes 39 seconds and run Southwesterly for 249.65 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run Northwesterly for 283.31 feet to a point on the Easterly right of way line of Cahaba Valley Circle, said point being on a curve to the left, said curve having a radius of 228.01 feet and subtending a central angle of 30 degrees 49 minutes 35 seconds; thence turn an angle to the right of 56 degrees 17 minutes 56 seconds to become tangent to said curve; thence run along the arc of said curve and the Easterly right of way line of Cahaba Valley Circle for 122.67 feet to the end of said curve; thence at tangent to said curve run Northerly along the Easterly right of way line of Cahaba Valley Circle for 222.54 feet to a point on a curve to the right, said curve having a radius of 50.00 feet and subtending a central angle of 90 degrees 00 minutes 00 seconds; thence run along the arc of said curve and the Easterly right of way line of Cahaba Valley Circle for 78.54 feet to the end of said curve, said point also being the point of beginning; being situated in Shelby County, Alabama;

**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 1995;
2. Public easements as shown by recorded plat, including 12 foot slope easement on the Southeasterly side as shown on the survey by Joseph A. Miller, dated February 22, 1995;
3. 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 said Probate Office;
4. Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 101 pages 520 and 521, Deed 113 page 281 and Deed 145 page 378 in said Probate Office;
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office; and
6. Minerals, mining rights and other privileges and immunities relating thereto as set out in Deed 5 page 706 in said Probate Office.

**TO HAVE AND TO HOLD** to the said Grantee, it 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

05/17/1995-12892  
08:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

*Cahaba*


Inst # 1995-12892

(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 15<sup>th</sup> day of May, 1995.

**119 PROPERTIES, LTD.** an  
Alabama limited partnership

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


By:   
**Charles H. Stephens**  
President

**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 15<sup>th</sup> day of May, 1995.

  
Notary Public  
My Commission Expires: 2-10-96

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002 MCD 12.00

**THIS INSTRUMENT PREPARED BY**

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