

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Electrical Specialty Products Co.
c/o Square D Company
1415 S Roselle Road
Palatine, IL 60067+7399

State of Alabama)
County of Shelby)

Inst # 1996-15823

Know all men by these presents, that in consideration of performance of the mutual promises contained in a lease between the parties executed 29 March 1974 and recorded 04 April 1974 at book 286, pages 185 to 235 of the Shelby County Probate Records, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, The Industrial Development Board of the City of Montevallo, of 545 Main Street, Montevallo, AL 35115, does grant, bargain, sell, and convey unto Electrical Specialty Products Co. of c/o Square D Company, 1415 S Roselle Road, Palatine, IL 60067+7399, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I

Begin at the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of §4, Twp 24N, R12E; thence run northerly along the E boundary of said $\frac{1}{2}$ $\frac{1}{4}$ § ± 1037.48 feet, to intersection with the NW right of way boundary of Alabama Highway 25; said intersection being the point of beginning: Thence continue northerly along said E boundary ± 997.03 feet to intersection with the centerline of a railroad; said intersection being in the arc of a curve turning left, having a radius of 1910.08 feet, being subtended by a central angle of 25°26' and having a chord of 841.41 feet in length, said chord forming an angle of 120°03' to the left from said E boundary; thence run southwesterly along the arc of said curve 847.87 feet to intersection with the centerline of an old road. (The next 8 courses are along the centerline of said old road) Thence turn 56°45' left and run southerly 180.78 feet; thence turn 10°44' and run southwesterly 237.2 feet; thence turn 55°15' left and run southeasterly 126.94 feet; thence turn 15°04' left and run southeasterly 127 feet; thence turn 00°39' left and run southeasterly 129.53 feet; thence turn 37°20' left and run easterly 170.96 feet; thence turn 46°01' right and run southeasterly 116.91 feet; thence turn 34°24' right and run southerly 43.07 feet to

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intersection with said NW right of way boundary of Alabama Highway 25; thence 113°46' left and run northeasterly along said right of way boundary 20 feet; thence turn 86°31' left and run northwesterly 210 feet; thence turn 86°31' right and run northeasterly 210 feet; thence turn 93°29' right and run southeasterly 210 feet to intersection with said NW right of way boundary; thence turn 93°29' left and run northeasterly along said NW right of way boundary ± 60 feet to the point of beginning.

Less and except: Begin at the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of §4, Twp 24N, R12E; thence run northerly along the E boundary of said $\frac{1}{2}$ $\frac{1}{4}$ § ± 1037.48 feet to intersection with the NW right of way boundary of Alabama Highway 25; thence continue along the last described course for 123.93 feet; then turn 37°51'34" left and run northwesterly 392.5 feet to the point of beginning: Thence continue along the last described course 182.1 feet; then turn 90° left and run southwesterly 100 feet; then turn 90° left and run southeasterly 182.1 feet; then turn 90° left and run northeasterly 100 feet back to the point of beginning together with an easement 20 feet wide, extending from Alabama Highway 25 to the S Boundary of the above described property for a roadway for ingress to and egress from said property which said easement is described as follows: Begin at the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of §4, Twp 24, R12E, Shelby County, Alabama; thence run northerly along the E Boundary of said $\frac{1}{2}$ $\frac{1}{4}$ § 1037.48 feet to a point on the N right of way Boundary of Alabama Highway 25; thence turn 127°43' left and run southwesterly along the said right of way for 31.6 feet to the point of beginning of the 20 feet wide access easement: Thence turn an angle of 127°43' right and run northerly along the centerline of the said 20 feet wide easement for 330.22 feet; thence turn an angle of 37°51'34" to the left and run northwesterly along the center line of the said easement for 219.55 feet; then turn 90° left and run southwesterly along the center line of the said easement for 195 feet to the end of the said 20 feet wide access easement.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its heirs and assigns forever.

The Industrial Development Board of the City of Montevallo, does for itself and for its assigns and successors covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that it will and its assigns and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, The Industrial Development Board of the City of Montevallo, by and through all of its members, sets its hands and seals, this 10 May 1996.

Witness:

Edna Lays Reed

Richard Anderson (Seal)
Richard Anderson, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard Anderson, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Lays Reed
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Lays Cecil

Phil S. Beasley (Seal)
Phil Beasley, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Phil Beasley, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Lays Cecil
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Faye Cecil

Donna Dickson (Seal)
Donna Dickson, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Donna Dickson, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Faye Cecil
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Faye Pearl

Claud Elledge (Seal)
Claud Elledge, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Claud Elledge, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Faye Pearl
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Lyle Pail

Nolan Hardin

(Seal)

Nolan Hardin, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Nolan Hardin, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Lyle Pail

Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Faye Post

Catherine Legg (Seal)
Catherine Legg, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Catherine B Legg, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Faye Post
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

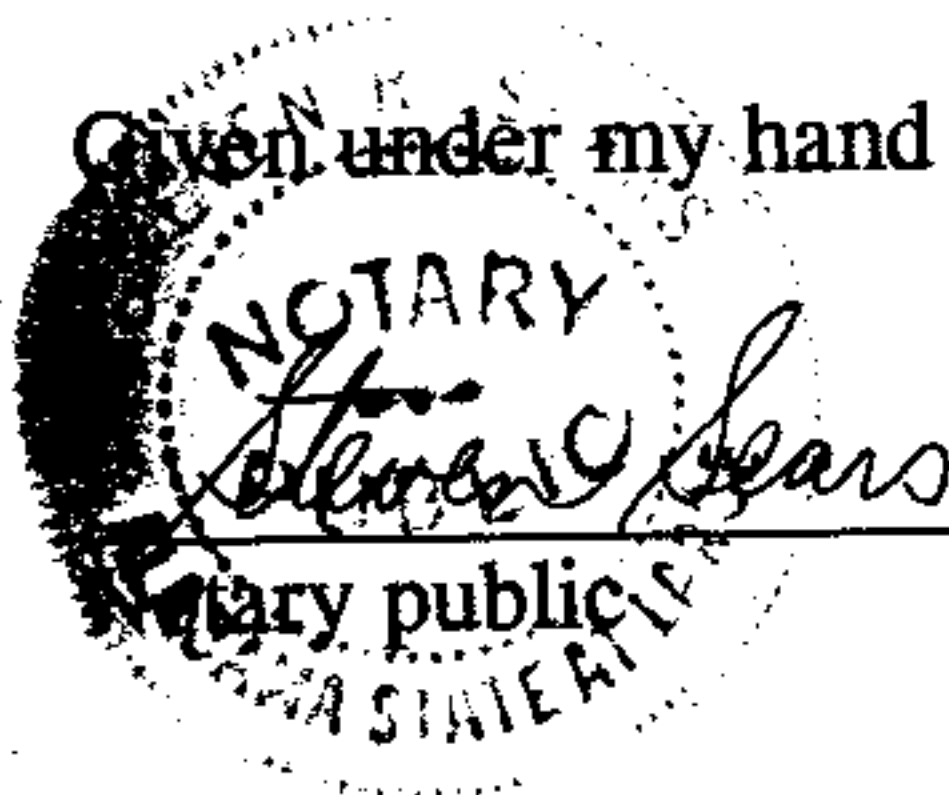
Steven Sears

Russell Nix (Seal)
Russell Nix, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Russell B Nix, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.



My Notarial Commission expires March 7, 1998

Witness:

Edna Lyle Beil

James Earl White (Seal)
James Earl White, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that James Earl White, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Lyle Beil
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

Witness:

Edna Faye Cecil

Betty Wyatt (Seal)
Betty Wyatt, member of The Industrial
Development Board of the City of
Montevallo

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Betty Wyatt, a member of The Industrial Development Board of the City of Montevallo, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 1996.

Edna Faye Cecil
Notary public

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