

This Instrument Was Prepared By: SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

PW Development Partners, LLC

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) to the undersigned grantor, **KADCO, INC.**, a Corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **PW DEVELOPMENT PARTNERS, LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject property is a part of that property conveyed to grantor by deed recorded in Inst. #1995-33419 and Inst. #1995-29882.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, KADCO, INC. the said GRANTOR, by Charles G. Kessler, Jr., its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 6th day of September, 1996.

KADCO, INC.

By:

Charles G. Kessler, Jr.
CHARLES G. KESSLER, JR.
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHARLES G. KESSLER, JR.**, whose name as President of KADCO, INC., a 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, in his capacity 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 6TH day of September, 1996.

Ray E. Bains
Notary Public

My Commission Expires: 10/16/96

zkadco

Magic City Title

Purchase Money Mortgage
exceeding the purchase
price recorded of even
date, on which tax has
been paid.

09/11/1996-30055
04:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
102 HEL

Inst # 1996-30055

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A - Paragraph 4

Commitment No.: 15460

Continuation

Commence at the Northeast corner of Section 1, Township 19 South, Range 2 West; thence run South 0 degrees 00 minutes 00 seconds West, along said section line, a distance of 768.39 feet to the point of beginning; thence run South 39 degrees 43 minutes 05 seconds East a distance of 139.87 feet; thence run South 55 degrees 09 minutes 02 seconds East a distance of 83.16 feet; thence run South 27 degrees 45 minutes 54 seconds East a distance of 153.33 feet; thence run South 13 degrees 01 minutes 48 seconds East a distance of 193.74 feet; thence run South 59 degrees 30 minutes 49 seconds West a distance of 822.76 feet; thence run North 38 degrees 27 minutes 11 seconds West a distance of 232.00 feet to a point situated on a curve to the left having a central angle of 18 degrees 30 minutes 00 seconds a radius of 168.00 feet, a chord bearing of North 42 degrees 17 minutes 48 seconds East; thence run along the arc a distance of 54.24 feet; thence run North 56 degrees 57 minutes 11 seconds West a distance of 60.00 feet; thence run North 33 degrees 02 minutes 49 seconds East a distance of 197.00 feet; thence run North 48 degrees 49 minutes 30 seconds West a distance of 288.27 feet to the point of beginning of a curve to the left having a central angle of 2 degrees 10 minutes 05 seconds a radius of 1027.13 feet, a chord bearing of North 27 degrees 45 minutes 60 seconds East, a chord of 38.83 feet; thence run along the arc of said curve 38.83 feet to the point of beginning of a curve to the right having a central angle of 33 degrees 45 minutes 00 seconds a radius of 767.77 feet, a chord bearing of North 45 degrees 01 minutes 55 seconds East; thence run along the arc a distance of 452.25 feet; thence run North 61 degrees 54 minutes 25 seconds East a distance of 297.88 feet; thence run South 12 degrees 19 minutes 25 seconds East a distance of 100.30 feet; thence run South 39 degrees 43 minutes 05 seconds East a distance of 135.21 feet to the point of beginning.

Minerals and mining rights excepted.

Inst # 1996-30055

09/11/1996-30055
 CERTIFIED

SHelBY COUNTY JUDGE OF PROBATE
This commitment is invalid

BY COUNTY JUDGE
This commitment is invalid unless the Insuring
Provisions and Schedules A and B are attached.