

Send Tax Notice to
Barron Fan Technology, Inc.
200 Industrial Road
Alabaster Al. 35007
Attention W. Summers Brown, Jr.

This instrument prepared by:
Haskins W. Jones, Esq.
Johnston, Barton, Proctor & Powell
1901 Sixth Avenue North
2900 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

(205) 458-9400

GENERAL WARRANTY DEED

Inst # 1997-05978

STATE OF ALABAMA)

02/26/1997-05978

) 09:27 AM CERTIFIED

COUNTY OF SHELBY)

SHELBY COUNTY JUDGE OF PROBATE

003 SMA 14.50

Value -
\$877,818.00

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, TLT-Babcock, Inc., a Delaware corporation ("Grantor"), does hereby grant, bargain, sell and convey unto Barron Fan Technology, Inc., an Alabama corporation ("Grantee"), certain real property situated in Shelby County, Alabama, and being more particularly described in Exhibit A attached hereto (the "Property").

Subject to:

1. Ad valorem taxes for 1997 and all subsequent years not yet due and payable;
2. 10 foot Easement for sewer as described in Volume 260, page 841 and Volume 261, page 137 in the Probate Office of Shelby County, Alabama;
3. Easement to City of Alabaster, recorded in Volume 308, page 248, in said Probate Office;
4. Right-Of-Way in favor of Shelby County, Alabama, as evidenced pursuant to that certain Right-Of-Way for Public Road dated October 26, 1995, and recorded at Instrument #1996-39160 in said Probate Office.

TO HAVE AND TO HOLD to the Grantee and its successors and assigns forever. Grantor does for itself and its successors and assigns covenant with Grantee and its successors and assigns that it is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; 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 Grantee and its successors and assigns forever against the lawful claims of all persons.

The consideration set forth in this instrument was paid from the proceeds of a mortgage closed simultaneously herewith.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its hand and seal with full authority as of the 20th day of February, 1997.

TLT-BABCOCK, INC.

By: JHL
Its: Treasurer

STATE OF OHIO)

COUNTY OF Summit)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that Joline H. Lee, whose name as Treasurer of TLT-Babcock, Inc. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, as such officer and with full authority, he/she executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN under my hand and official seal this 20th day of February, 1997.

James M. O'Wesney
Notary Public
My Commission Expires: _____

JAMES M. OWESNEY
Notary Public - State of Ohio
My Commission Expires 9-27-98

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EXHIBIT SHELBY COUNTY JUDGE OF PROBATE
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A parcel of land situated in the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, thence run in an easterly direction along the southerly line of said quarter-section for a distance of 29.39 feet to the point of beginning; thence turn an angle to the right of 65 degrees 04' 35" and in a southeasterly direction for a distance of 827 feet, more or less to a point in the center line of Buck Creek as presently located; run thence in a northerly direction along the center line of the meanderings of Buck Creek for a distance of 1500 feet, more or less to a point on the southerly line of the Alabaster Industrial Road; thence run in a northwesterly direction along the southerly right of way line of said Alabaster Industrial Road for a distance of 132 feet, more or less to the point of beginning of a curve to the left (said curve having a central angle of 10° 40' 25" and a radius of 2,824.98 feet); thence along the arc of said curve in a northwesterly direction for a distance of 526.25 feet; thence run in a southeasterly direction for a distance of 658.59 feet to the point of beginning.

Less and except any portion of subject property lying within the right of way of Industrial Road.

Situated in Shelby County, Alabama.