

CORPORATION FORM WARRANTY DEED

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

Please send tax notice to:

Sherman Holland, Jr
BX 1008
Alabaster, AL 35007

Inst # 1997-39209

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fifty-seven thousand, nine hundred seventy dollars, to the undersigned grantor, The Montevallo Industrial Development Board, an Alabama corporation, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, The Montevallo Industrial Development Board, of (herein referred to as grantor, whether one or more) does grant, bargain, sell, and convey unto Sherman Holland, Jr, of 1461 1st St N, BX 1008, Alabaster, AL 35007 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of fractional §27, Twp 22S, R3W; thence run S 85°12'12" E along the N line of aforesaid §27 1864.37 feet to the point of beginning; Thence continue along last described course 536.37 feet; thence run S 4°24'48" W 505.92 feet; thence run N 87°35'22" W 600.65 feet; thence run S 0°52'19" W 733.82 feet; thence run S 70°47'55" W 248.05 feet; thence run N 60°12'06" W 264.17 feet to a point on the easterly right of way line of Industrial Park Road (60 foot right of way); thence run N 5°45'08" E along said right of way 184.93 feet to the beginning of a curve to the right having a radius of 447.93 feet, a central angle of 33°11'15" and subtended by a chord which bears N 22°20'45" E 255.84 feet; thence along the arc of said curve and said right of way line 259.46 feet to end of said curve; thence N 38°56'23" E along said right of way line 433.8 feet to a point on a curve to the right, said curve having a radius of 65 feet, a central angle of 56°01'32" and subtended by a chord which bears N 66°57'09" E 61.06 feet; thence along the arc of said curve and said right of way line 63.56 feet to end of aforesaid curve and the beginning of a curve to the left having a radius of 105 feet, a central angle of 231°08'58" and subtended by a chord which bears N 20°36'34" W 189.42 feet; thence along the arc of said curve and said right of way line a distance of 423.6 feet;

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thence leaving said right of way line N 46°11'03" W 10.17 feet; thence N 43°48'57" E 44.33 feet; thence N 40°18' E 275.05 feet to the point of beginning. Less and except all easements and road rights of ways not of record. Remaining usable property contains ±10.54 acres.

All according to a map drawn by Robert C Farmer Associates dated 19 November 1997 and based on *inter alia* a prior survey by Lucas and Carr.

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

The Montevallo Industrial Development Board, the said grantor, does for itself, its successors and assigns, covenant with the said grantee and his heirs 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 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, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the said grantor by Richard G Anderson, its president, who is authorized to execute this conveyance, hereto sets its signature and seal, this 19 November 1997.

Witness:

Steven Sears

Richard G Anderson (Seal)

The Montevallo Industrial Development
Board, by Richard G Anderson, its President

Attest:

Steven D Gibbs

Steven D Gibbs, Secretary

State of Alabama)

County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard G Anderson, whose name as President of The Montevallo Industrial Development Board, a corporation, 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 officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 19 November 1997.



My Notarial Commission expires March 7, 1998

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