

25,000

**THIS DOCUMENT PREPARED BY:**

Walter H. Monroe, III  
2100A Southbridge Parkway  
Suite 335  
Birmingham, Alabama 35209

**SEND TAX NOTICE TO:**

Sherman International Corp.  
1400 Urban Center Drive  
Suite 200  
Birmingham, AL 35242  
Attn: Corporate Secretary

**WARRANTY DEED**

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS,** that the City of Pelham, Alabama, a municipal corporation, in pursuance to the authority granted by Title 11, Chapter 47, Article 20 *Code of Alabama, 1975*, as amended, and by Ordinance No. 310 duly adopted by the City Council of the City of Pelham, Alabama, and that for and in consideration of Ten Dollars (\$10.00) and other good and fair consideration to the undersigned Grantors, the CITY OF PELHAM, ALABAMA, a municipal corporation, in hand paid by Grantee, SHERMAN INTERNATIONAL CORP., an Alabama Corporation, the receipt whereof is acknowledged, the said Grantor, does grant, bargain, sell and convey unto the said Grantee, the real estate described on Exhibit "A", which is attached hereto and incorporated herein (the "Property").

This conveyance is subject to:

1. Taxes for 1997.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 76, Page 307; Deed Book 169, Page 19; Deed Book 182, Page 56, in Probate Office.
3. Permit to South Central Bell, recorded in Deed Book 285, Page 183, in Probate Office.
4. Rights and easement for water drainage as described in deed to Weyerhaeuser Company dated May 4, 1978, recorded in Deed Book 311, Page 953, in Probate Office.
5. A perpetual right and easement for railroad spur tract purposes, granted to Weyerhaeuser Company, dated June 24, 1980, recorded in Deed Book 327, Page 490, in Probate Office.

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11:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 38.50

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**TO HAVE AND TO HOLD** the said above described Property 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 and assigns, that it is lawfully seized in fee simple of said Property, that said Property is free from all encumbrances unless otherwise noted above, that said Grantor 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**, the said Grantor has hereunto set its hands and seals, this the 4th day of December, 1997.

ATTEST:

CITY OF PELHAM, ALABAMA  
A MUNICIPAL CORPORATION

Peggy Bates

Peggy Bates  
City Clerk  
City of Pelham

By: Bobby Hayes  
Bobby Hayes, its Mayor

STATE OF ALABAMA )  
SHELBY COUNTY )

Robert L. Bragan, a Notary Public in and for said County, in said State, hereby certify that Bobby Hayes whose name as, Mayor of the City of Pelham, Alabama, a municipal 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 this conveyance, he as Mayor and with full authority of the City Council of the City of Pelham, Alabama, executed the same voluntarily on the day the same bears date for and as the act of said City of Pelham, Alabama.

Given under my hand and seal, this 4th day of December, 1997.

Robert L. Bragan  
NOTARY PUBLIC

My commission expires: 11-19-2000

## EXHIBIT "A"

The following described parcel of land located in the SE 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of said Section 14; thence N 14deg-34'35" E along the west line of said 1/4-1/4 section a distance of 536.56' (deed) to a point on the northwesterly R.O.W. margin of Parker Drive; thence N 56deg-03'25" E along and with said R.O.W. margin a distance of 210.82' (deed) to a point on the northeasterly R.O.W. margin of Stuart Lane; thence N 33deg-56'35" W along and with said R.O.W. margin a distance of 940.0' (deed); thence N 56deg-03'25" E a distance of 235.30' to the POINT OF BEGINNING; thence continue along last described course a distance of 357.40' to a point on the southwesterly R.O.W. line of CSX Transportation Rail Road (100' R.O.W.); said point lying on a curve to the left having a radius of 1836.00', a central angle of 26deg-02'58" and subtended by a chord which bears N 61deg-28'43" W a distance of 827.56'; thence along the arc of said curve and said R.O.W. line a distance of 834.73' to the end of said curve; thence N 74deg-30'12" W along a line tangent to said curve a distance of 34.96'; thence leaving said R.O.W. S 26-deg-01'46" E a distance of 35.30'; thence S 48deg-44'18" E a distance of 310.16'; thence S 33deg-50'57" E a distance of 442.85' to the POINT OF BEGINNING. Containing 3.67 acres, more or less.

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