

Send tax Notice to:

Industrial Chemicals, Inc.
P.O. Box 660404
Birmingham, Alabama 35266-0404

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars (\$1,000) and other good and valuable consideration paid to Welch Enterprises, an Alabama general partnership, whose partners are W.L. Welch and L.B. Welch, ("Grantor"), by Industrial Chemicals, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the Northeast corner of said 1/4 - 1/4 Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said 1/4 - 1/4 Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly direction for a distance of 167.84 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 56.76 feet to an iron pin set; thence turn an angle to the left of 73°57'46" and run in a Southwesterly direction for a distance of 215.54 feet to a PK nail set; thence turn an angle to the left of 88°27'00" and run in a Southeasterly direction for a distance of 53.01 feet to a PK nail set; thence turn an angle to the left of 91°10'00" and run in a Northeasterly direction for a distance of 232.65 feet to the point of beginning.

PARCEL II:

Commence at the Northeast corner of said 1/4 - 1/4 Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said 1/4 - 1/4 Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly

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direction for a distance of 224.60 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 85.98 feet to an iron pin set; thence turn an angle to the left of 74°25'47" and run in a Southwesterly direction for a distance of 189.59 feet to a PK nail set; thence turn an angle to the left of 87°58'59" and run in a Southeasterly direction for a distance 81.12 feet to a PK nail set; thence turn an angle to the left of 91°33'00" and run in a Northeasterly direction for a distance of 215.54 feet to the point of beginning.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

SUBJECT TO: (1) Current taxes; (2) Rights of other parties in and to that certain driveway easement running along the West line of Parcel herein and being recorded in Instrument 1995 - _____, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Volume 11, page 344, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, page 566, in the Probate Office of Shelby County, Alabama; (5) Right of Way to Southern Bell Telephone and Telegraph Company, recorded in Real 4, page 593, in the Probate Office of Shelby County, Alabama; (6) Easement to the City of Pelham, recorded in Volume 286, page 879, in the Probate Office of Shelby County, Alabama.

Grantor is one and the same as the Grantee in that certain deed conveying the said property to Welch Enterprises, which deed is recorded in said Probate Office as Instrument #1995-09660.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its partnership name by its duly authorized partners on the 16th day of April, 1998.

WELCH ENTERPRISES
an Alabama general partnership

By: W L Welch
W.L. Welch, General Partner

By: L B Welch
L.B. Welch, General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that W.L. Welch, whose name as a general partner of Welch Enterprises, an Alabama general partnership, 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 said conveyance, he, as such partner, and with full authority, executed the same voluntarily for and as the act of said partnership, acting in his capacity as a partner as aforesaid.

Given under my hand and official seal this the 16th day of APRIL, 1998.

Mary M Green
Notary Public
My Commission Expires: June 9, 1999

[NOTARIAL SEAL]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that L.B. Welch, whose name as a general partner of Welch Enterprises, an Alabama general partnership, 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 said conveyance, he, as such partner, and with full authority, executed the same voluntarily for and as the act of said partnership, acting in his capacity as a partner as aforesaid.

Given under my hand and official seal this the 16th day of APRIL, 1998.

Mary M Green
Notary Public
My Commission Expires: June 9, 1999

[NOTARIAL SEAL]

This instrument prepared by: Thomas A. Ritchie, Ritchie & Rediker, L.L.C., 312 North 23rd Street, Birmingham, Alabama 35203.