

THIS INSTRUMENT WAS PREPARED BY:
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BIRMINGHAM, ALABAMA 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

WHEREAS, Charles W. Matthews and the Industrial Development Board of the Town of Vincent did on June 1, 1977 enter into a written lease agreement that he in accordance with the said lease agreement would and did transfer all right, title and interest to certain commercial real property located in Shelby County, Alabama, more particularly described as:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 202.48 feet to the point of beginning of the herein described Tract 2; thence deflect 90 degrees 00 minutes 20 seconds and run to the left in a Southerly direction a distance of 328.45 feet to a point on the South line of the North $\frac{1}{4}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right along the South line of the North $\frac{1}{4}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and in a Westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northerly direction a distance of 328.47 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an interior angle of 89 degrees 59 minutes 40 seconds and run to the right in an Easterly direction and along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 200.00 feet, more or less, to the point of beginning of the herein described Tract 2. Also an easement to provide access to the property hereinabove conveyed, being a 60 foot easement along approximately the present roadway going from the Cahaba Valley Road to the property herein conveyed.

Subject to:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 124, Page 570; Deed Book 124, Page 555; Deed Book 135, Page 54; Deed Book 146, Page 391; Deed Book 145; Page 304 and Deed Book 216, Page 91 in the Probate Office of Shelby County, Alabama.

2. All easements, restrictions, rights of way, and mining rights and other rights, privileges and immunities of record.

in exchange for the said Industrial Development Board issuing their Industrial Development Revenue Bonds to finance said construction of the improvements on the subject property; and,

WHEREAS, the Industrial Development Board of the Town of Vincent did execute and enter into a mortgage and indenture of trust to First Alabama Bank of Birmingham dated June 1, 1977 to issue and finance Industrial Development Revenue Bonds under

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authority of Act 648, Acts of Alabama 1949, Regular Session of the Legislature, which said bonds are payable solely from the lease revenues and receipts issued by it on lands and improvements under that lease to Charles W. Matthews; and,

WHEREAS, the source of payment of the bonds were not general obligations but payable solely from the revenues and receipts of the Charles W. Matthews project under his said lease and the bonds are designated "Industrial Development Revenue bonds, Charles W. Matthews Project"; and,

WHEREAS, by the provisions of Section 11.3 of the Charles W. Matthews lease, the lessee; namely, Charles W. Matthews, shall have and is granted the option to purchase the project at any time during the lease term following full payment of the bonds for a purchase price of One Hundred Dollars (\$100.00); and,

WHEREAS, Charles W. Matthews, in accordance with said Section 11.3, has exercised his option in accordance with the language of said section not less than forty-five (45) days nor more than ninety (90) days prior to the proposed date of purchase and has tendered to the Industrial Development Board of the Town of Vincent a check for One Hundred Dollars (\$100.00) with request that they issue the deed under the purchase to his wife, Ileana H. Matthews.

NOW, THEREFORE, for and in consideration of One Hundred Dollars (\$100.00) and the premises herein to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, the Industrial Board of the Town of Vincent (herein referred to as grantor) does grant, bargain, sell and convey unto Ileana H. Matthews (herein referred to as grantee) the following real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 202.48 feet to the point of beginning of the herein described Tract 2; thence deflect 90 degrees 00 minutes 20 seconds and run to the left in a Southerly direction a distance of 328.45 feet to a point on the South line of the North $\frac{1}{4}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right along the South line of the North $\frac{1}{4}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and in a Westerly direction a

distance of 200.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northerly direction a distance of 328.47 feet to a point on the North line of said ¼-¼ Section; thence turn an interior angle of 89 degrees 59 minutes 40 seconds and run to the right in an Easterly direction and along the North line of said ¼-¼ Section a distance of 200.00 feet, more or less, to the point of beginning of the herein described Tract 2. Also an easement to provide access to the property hereinabove conveyed, being a 60 foot easement along approximately the present roadway going from the Cahaba Valley Road to the property herein conveyed.

Subject to:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 124, Page 570; Deed Book 124, Page 555; Deed Book 135, Page 54; Deed Book 146, Page 391; Deed Book 145; Page 304 and Deed Book 216, Page 91 in the Probate Office of Shelby County, Alabama.

2. All easements, restrictions, rights of way, and mining rights and other rights, privileges and immunities of record.

To have and to hold the said above described property unto the said grantee, together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto her heirs and assigns forever.

In Witness Whereof, the Industrial Development Board of the Town of Vincent has hereunto set its hand and seal this the 1st day of March, 1994.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE
TOWN OF VINCENT

BY:

[Signature]
Chairman of its Board of Directors

SEAL

ATTEST:

[Signature]
Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that [Signature], whose name as Chairman of the Board of Directors of The Industrial Board of the Town of Vincent is signed to the foregoing conveyance and who is known to me, and known to be such officer, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said board.

Given under my hand and official seal, this the 1st day of March, 1994.

[Signature]

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