

This Instrument was prepared by:

✓ Christina A. Toras, Esquire  
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409 Station Street  
Bridgeville, PA 15017  
(412) 257-6188

Send tax notice to:

84 Lumber Company  
P.O. Box 584  
Eighty Four, PA 15330

Inst # 1999-12605

03/25/1999-12605

01:55 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CRH 14.00

**GENERAL WARRANTY DEED**

\$500<sup>00</sup>

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That for and in consideration of a Like-Kind Exchange Pursuant to I.R.C. Section 1031, L.K.X., Inc., a New Jersey corporation, as Qualified Intermediary and Trustee for David H. Young Associates Pursuant to Exchange Agreement Dated March 8, 1999 (herein referred to as "GRANTOR") does by these presents grant, bargain, and convey unto David H. Young Associates, a Pennsylvania general partnership (herein referred to as "GRANTEE"), the following described real property, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1999 and subsequent years not yet due and payable:
- (2) Existing easements, restrictions, set-back lines, right of way and limitations, if any, of record.
- (3) Oil, Gas and Mineral Lease as recorded in Deed Book 336, Page 438.
- (4) Mineral and mining rights.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns, forever.

And said Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors 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 grant and convey the same as aforesaid. And that it will, and its successors and assigns shall warrant and defend that same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed these presents this the 23<sup>rd</sup> day of March, 1999.

L.K.X., INC. AS QUALIFIED INTERMEDIARY AND TRUSTEE FOR DAVID H. YOUNG ASSOCIATES PURSUANT TO EXCHANGE AGREEMENT DATED MARCH 8, 1999

By: *Lisa M. Hardy*

Lisa M. Hardy  
President

STATE OF NEW JERSEY            )  
                                                  )    SS:  
COUNTY OF CAPE MAY         )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lisa M. Hardy, whose name as President of L.K.X., Inc., a 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 the conveyance she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the 23<sup>rd</sup> day of March, 1999.

*Amy S. Hardy* Notary Public

AMY S. HARDY  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 14, 2002

**EXHIBIT "A"**

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East Shelby County, Alabama being more particularly described as follows: Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East thence run north along the west boundary line of said Quarter-Quarter section for 831.88 feet to the point of beginning; thence continue along last said course for a distance of 370.88 feet to the South Right of Way Line of the CSX Railroad; thence turn an angle of 83 degrees 53 minutes 41 seconds to the right and run easterly along said railroad right of way line for a distance of 787.22 feet; thence turn an angle of 94 degrees 17 minutes 05 seconds to the right and run a distance of 149.98 feet; thence turn an angle of 94 degrees 20 minutes 21 seconds to the left and run a distance of 131.84 feet; thence turn an angle of 79 degrees 29 minutes 50 seconds to the right and run a distance of 132.24 feet; thence turn an angle of 97 degrees 57 minutes 47 seconds to the left and run a distance of 147.07 feet to the West Right of Way Line of Shelby County Road No. 51 and the point of curvature of a tangent curve. concave to the East, having a radius of 1455.06 feet, a central angle of 8 degrees 32 minutes 41 seconds and a chord of 216.80 feet bearing South 17 degrees 18 minutes 28 seconds East: thence South along said curve a distance of 217.00 feet; thence South 20 degrees 12 minutes 54 seconds East along said road right of way line for a distance of 87.00 feet; thence turn an angle of 112 degrees 31 minutes 28 seconds to the right for a distance of 1188.62 feet to the Point Of Beginning.

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