

Send Tax Notice to:

B & G Equipment & Supply, LLC
729 South 30th Street
Birmingham, AL 35223

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Nineteen Thousand, Four Hundred Twenty & No/100 (\$219,420.00) Dollars, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama** (herein referred to as grantor) does grant, bargain, sell and convey unto **B & G Equipment & Supply, LLC**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Site 12-A, according to United/Armstrong Survey, being a re-survey of part of A Commerce, Industry and Technology Complex of Shelby West Corporate Park, as recorded in Map Book 28, page 49, Instrument No. 2001-17131, in the Office of the Probate Judge of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- (1) General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
- (2) The following matters shown on the plat by Paragon Engineering, Inc., as depicted on Map Book 28 page 49, including a 40-foot easement on the Southwesterly side, 10-foot easement on the Southeasterly side, and 5-foot easement on the Northeasterly side of lot.
- (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #2001-20649 in the Probate Office of Shelby County, Alabama.
- (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 270 page 714 in Probate Office.
- (5) Transmission Line Permit(s) to Alabama Power Company as set out in Deed Book 6-7, pages 373- 376 and as shown on Map Book 27, page 61 and Deed Book 67 pages 373-376 in the Probate Office.

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

And undersigned does for itself, 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 sell and convey the same as aforesaid; 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 **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama**, by its County Manager, Alex Dudchuck, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May, 2001.

SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama

By Alex Dudchuck
Its County Manager - Shelby Co.

06/06/2001-23021
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 233.50

Inst # 2001-23021

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political Subdivision of the State of Alabama, 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, he, in capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May, 2001.


Notary Public

Inst # 2001-23021

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SHELBY COUNTY JUDGE OF PROBATE
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