

THIS INSTRUMENT WAS PREPARED BY:  
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Send Tax Notice to:  
Peltown Realty Company  
11 Cross Creek Trail  
Pelham, Alabama 35124

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, also known as INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM**, a public corporation organized under the laws of the State of Alabama (herein referred to as "Grantor"), hereby grants, bargains, sells and conveys, subject to the matters set forth below, unto **PELTOWN REALTY COMPANY**, an Alabama general partnership (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

This conveyance is made subject to the following:

- (1) Taxes and assessments for the year 2003 and subsequent years which are not yet due and payable.
- (2) All easements, restrictions, encumbrances and rights-of-way of record.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

27 **IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal effective as of the day of Feb, 2003.

**THE INDUSTRIAL DEVELOPMENT BOARD OF  
THE TOWN OF PELHAM, ALSO KNOWN AS  
INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF PELHAM**

[S E A L]

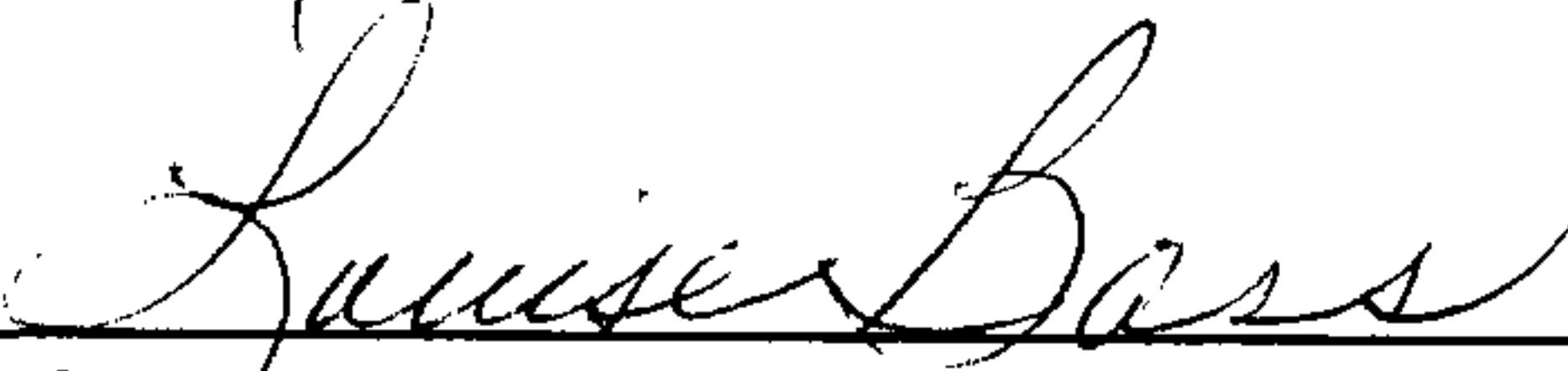
By: \_\_\_\_\_

Chairman of the Board of Directors

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tillman T. Everson, whose name as Chairman of the Board of Directors of **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF PELHAM, also known as INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PELHAM**, a public corporation organized under the laws of the State of Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 20 day of March, 2003.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: MY COMMISSION EXPIRES  
NOVEMBER 28, 2004

[Notarial Seal]

EXHIBIT A

Commence at the southwest corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 20 south, Range 3 west, Pelham, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 1,091.42' to a point; Thence turn 69°30'00" left and run northeasterly a distance of 480.00' to an iron (steel) pin; Thence turn 1°30'55" right and continue northeasterly a distance of 331.34' to a point; Thence turn 112°00'50" left and run westerly a distance of 795.38' to the point of beginning of the parcel being described; Thence turn 89°04'12" right and run northerly a distance of 306.66' to a point; Thence turn 1°18'02" left and continue northerly a distance of 90.51' to a point in the centerline of Bishop Creek; Thence turn 54°48'16" left and run northwesterly along centerline of said creek 30.91' to a point; Thence turn 15°24'04" right and run northwesterly along centerline of said creek 185.97' to a point; Thence turn 11°32'36" left and continue northwesterly along centerline of said creek 91.57' to a point; Thence turn 87°36'20" left and run southwesterly 536.95' to a point; Thence turn 129°35'19" left and run easterly 174.53' to a point; Thence turn 40°30'57" right and run southeasterly 299.32' to a point; Thence turn 40°38'40" left and run easterly 172.26' to the point of beginning, containing 4.51 acres. Property is marked on each corner with a steel pin, pipe, monument or axle (except those points that fall in the centerline of creek).

ALSO, a non-exclusive easement for ingress and egress, being more particularly described as follows:

Commence at the southwest corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 20 south, Range 3 west, Pelham, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section 1,091.42' to a point; Thence turn 69°30'00" left and run northeasterly 480.00' to a point; Thence turn 1°30'55" right and continue northeasterly 331.34' to a point; Thence turn 112°00'50" left and turn westerly 795.38' to a point; Thence turn 89°04'12" right and run northerly 306.66' to a point; Thence turn 1°18'02" left and run northerly 16.06' to the point of beginning, on the centerline of a thirty foot wide access easement, the centerline being fifteen feet from each side of subject easement; Thence turn 69°05'03" right and run northeasterly 216.88' to a point; Thence turn 15°54'01" left and run northeasterly 219.50' to the southerly margin of Crosscreek Trail, a public road, and the end of easement.

All situated in Shelby County, Alabama.