

Send Tax Notices To:  
E.F. San Juan of Alabama, Inc.  
P.O. Box 249  
Youngstown, Florida 32466

**Statutory Warranty Deed**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between FOLMAR ARCHITECTURAL MILLWORK, INC., an Alabama corporation, hereinafter called "Grantor," and E.F. San Juan of Alabama, Inc., a Florida Corporation hereinafter called "Grantee."

The Grantor, for and in consideration of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate located in Shelby County, Alabama to-wit:

A parcel of land in the West half of the NW 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:  
Commence at the Northwest corner of said Section 2; thence run East 985.58 feet along the North Section line; thence run right 136 degrees 02 minutes 41 seconds and run South 307.01 feet; thence turn left 16 degrees 45 minutes 33 seconds and run Southwest 160.51 feet; thence turn right 20 degrees 19 minutes 46 seconds and run Southwest 215.88 feet; thence turn left 111 degrees 05 minutes 55 seconds and run Southeast 445.66 feet to a point on the East right-of-way of Industrial Park Drive and the point of beginning; thence turn right 65 degrees 55 minutes 05 seconds and run South along said right-of-way 436.47 feet to the point of a counter-clockwise curve having a delta angle of 09 degrees 11 minutes 18 seconds and a radius of 447.47 feet; thence run along the arc of said curve 71.76 feet; thence turn right 81 degrees 35 minutes 54 seconds from tangent and run East 490.42 feet; thence turn left 93 degrees 34 minutes 18 seconds and run North 73.88 feet; thence turn right 01 degree 14 minutes 38 seconds and continue North 213.03 feet to an existing open top iron; thence turn left 00 degrees 28 minutes 47 seconds and continue North 212.36 feet; thence turn left 110 degrees 04 minutes 11 seconds and run Southwest 248.05 feet; thence turn right 46 degrees 54 minutes 46 seconds and run Northwest 259.49 feet to a point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record, ad valorem taxes for the current year that are not yet due, any coal, oil, gas and mineral and mining rights not owned, if any.

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

And Grantor does for itself and 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 it is 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 claiming by or through the Grantor, but against no other.

IN WITNESS WHEREOF, FOLMAR ARCHITECTURAL MILLWORK, INC., has caused this conveyance to be signed by and through its authorized officers on this the 8<sup>th</sup> day of September, 2003.

FOLMAR ARCHITECTURAL MILLWORK, INC.  
an Alabama Corporation

By: T. Morris Hackney  
Its Chairman

**ACKNOWLEDGMENT**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Morris Hackney, whose name as Chairman of Folmar Architectural Millwork, Inc., an Alabama 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this the 8<sup>th</sup> day of September, 2003.

Darinda A. Brown  
Notary Public

My Commission Expires: 8/25/06

This conveyance was prepared by Thomas A. Ritchie, Ritchie Duncan & Goodwin, LLC, Attorneys at Law, 312 North 23<sup>rd</sup> Street, Birmingham, Alabama 35203.