

Shelby County, AL 07/15/2009

State of Alabama

Deed Tax : \$897.00

Send Tax Notice to:

**Georgia Crown Distributing Co.
100 Georgia Crown Drive
McDonough, GA 30253**

**THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

\$897,000.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten and no/100 Dollars (\$10.00) and other good and valuable consideration**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **SHELBY COUNTY, ALABAMA, political subdivision of the State of Alabama** (herein referred to as grantor) does grant, bargain, sell and convey unto, **GEORGIA CROWN DISTRIBUTING CO. d/b/a ALABAMA CROWN DISTRIBUTING CO., INC.**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land known as Site 26-A, according to "A Resurvey of Site 26 of Sites 26 & 28, Shelby West Corporate Park and Acreage", as recorded in Map Book 41, Page 40, in the Records of Probate in Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast corner of said Site 26A; thence South 65 degrees 42 minutes 43 seconds West on the South line of said Site 26A, a distance of 1184.71 feet to a rebar found, being the Southwest corner of said Site 26A; thence North 24 degrees 07 minutes 31 seconds West on the West line of said Site 26A a distance of 682.72 feet to a curve to the right having a radius of 560.00 feet and a delta angle of 89 degrees 20 minutes; thence on said curve North 20 degrees 33 minutes 05 seconds East a chord distance of 787.29 feet to a rebar found, being a point on the North line of said Site 26A; thence North 65 degrees 13 minutes 39 seconds East on said North line a distance of 101.01 feet to a curve to the right having a radius of 490.00 feet and a delta angle of 87 degrees 11 minutes; thence on said curve South 71 degrees 11 minutes 42 seconds East a chord distance of 675.68 feet to a rebar found, being a point on the East line of said Site 26A; thence South 27 degrees 36 minutes 27 seconds East on said East line a distance of 362.67 feet to a curve to the right having a radius of 7219.25 feet and a delta angle of 3 degrees 19 minutes; thence on said curve South 25 degrees 56 minutes 25 seconds East a chord distance of 418.63 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- (1) Taxes for 2009 and subsequent years. 2009 ad valorem taxes are a lien but not due and payable until October 1, 2009.
- (2) The right, title, or claim of others to the ownership, mining rights or easement rights, in, to or relating to any oil, gas, or other minerals reserved or severed from the subject property which reservations or severances appear in the public records of Shelby County, Alabama.
- (3) Transmission line permits to Alabama Power Company as recorded in Deed Book 48, Page 596; Deed Book 48, Page 606; Deed Book 48, Page 614; and Deed Book 57, Page 540 (as to that portion of caption lands lying in Section 18, Township 21 South, Range 2 West); and Deed Book 57, Page 373 (as to that portion of caption lands lying in Section 19, Township 21 South, Range 2 West), in the Probate Office of Shelby County, Alabama.
- (4) Restrictive covenants as recorded in Inst. No. 1996-38767; Inst. No. 2001-20649; and Instrument #20050623000312460, in the Probate Office of Shelby County, Alabama.



20090715000273310 2/2 \$911.00
Shelby Cnty Judge of Probate, AL
07/15/2009 04:05:26 PM FILED/CERT

- (5) Easement to Alabama Power Company as recorded in Instrument #20071114000522060, in the Probate Office of Shelby County, Alabama.
- (6) 50-foot building set back line from Corporate Woods Drive; 25-foot building set back line from the South line of said lot; and 100-foot Alabama Power Company easement as shown on a Resurvey of Site 26 of Sites 26 & 28, Shelby West Corporate Park and Acreage, as recorded in Map Book 41, Page 40, in the Probate Office of Shelby County, Alabama.
- (7) Restrictions, limitations, and conditions as to maximum building height for Zoning M-1, as set forth on recorded map in Map Book 41, Page 40 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And the 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 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.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama, by its Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of July, 2009.

**SHELBY COUNTY, ALABAMA, a political
Subdivision of the State of Alabama**

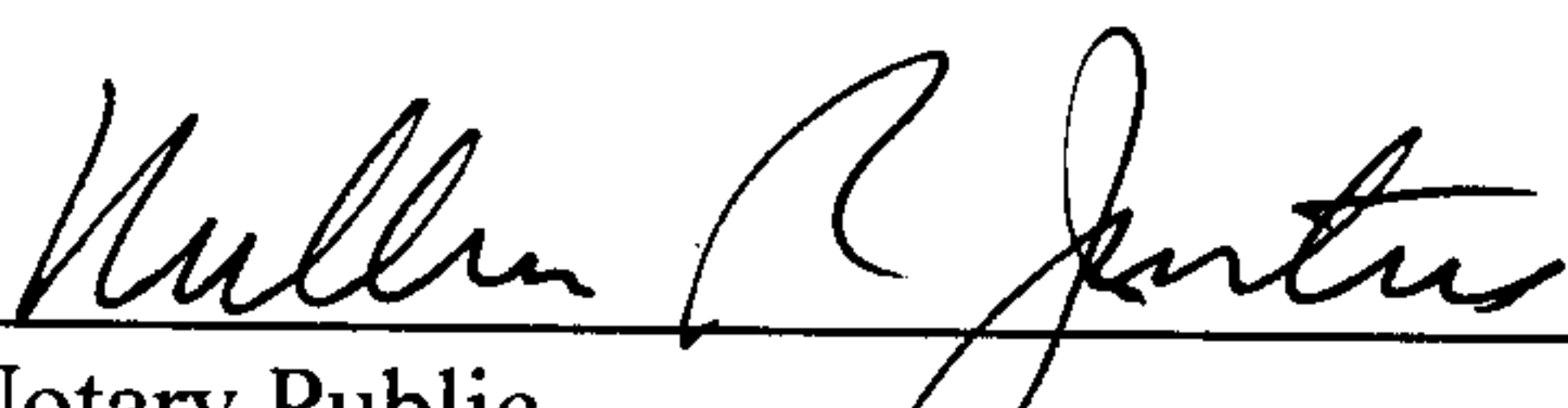
BY 
Alex Dudchock, County Manager

**STATE OF ALABAMA
SHELBY COUNTY**

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

Given under my hand and official seal, this the 8th day of July, 2009.




Notary Public
My Commission Expires: 9/12/11