

8
978,500
+ MNG

Send tax notice to:

Calera Real Estate, LLC
c/o Southern Haulers
1885 Highway 84
Calera, Alabama 35040

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Southern Haulers, Inc., an Alabama corporation (hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto Calera Real Estate, LLC, an Ohio limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Beginning at a 5/8" rebar set at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S 89°33'32" W along the South line of said Northeast Quarter a distance of 934.04 feet to a 5/8" rebar set at the North right-of-way of County Road 84; thence along the arc of a curve to the left (having a chord bearing and distance of N 82°23'38" W, and 210.86 feet with a radius of 1548.95 feet) along said right-of-way a curve length of 211.03 feet to a 5/8" rebar set at the intersection of said North right-of-way and the East right-of-way of L and N Railroad; thence run N 09°08'07" W along said East right-of-way a distance of 170.00 feet to a 5/8" rebar set; thence run S 80°51'53" W along said East right-of-way a distance of 25.00 feet to a 5/8" rebar set; thence run N 09°08'07" W along said East right-of-way a distance of 1168.87 feet to a 5/8" rebar set at the intersection of said East right-of-way and the South right-of-way of Interstate 65; thence run S 54°10'44" E along said South right-of-way a distance of 426.27 feet to a 5/8" rebar set; thence run S 85°08'34" E along said South right-of-way a distance of 58.31 feet to a 5/8" rebar set; thence run S 54°10'44" E along said South right-of-way a distance of 1179.94 feet to a 5/8" rebar set at the intersection of said South right-of-way and the East line of the Southwest Quarter of said Section 4; thence run S 02°52'34" E a distance of 394.15 feet to a 5/8" rebar set; which is the Point of Beginning, having an area of 1046765.63 square feet, 24.030 acres, more or less, and lying in the Northeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama.

Inst # 1999-01347

01/11/1999-01347
01:32 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

004 CRH 113.50

PARCEL II:

Commence at a 5/8" rebar set at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S 89°33'32" W along the South line of said Northeast Quarter a distance of 934.04 feet to a 5/8" rebar set at the North right-of-way of County Road 84; thence along the arc of a curve to the left (having a chord bearing and distance of N 82°23'38" W, and 210.86 feet with a radius of 1548.95 feet) along said right-of-way a curve length of 211.03 feet to a 5/8" rebar set at the intersection of said North right-of-way and the East right-of-way of L and N Railroad; thence run N 09°08'07" W along said East right-of-way a distance of 170.00 feet to a 5/8" rebar set; thence run S 80°51'53" W along said East right-of-way a distance of 25.00 feet to a 5/8" rebar set; thence run N 09°08'07" W a distance of 456.17 feet to a point at the intersection of said East right-of-way and the North line of the South Half of said Northeast Quarter; thence run S 89°33'32" W a distance of 101.16 feet to a 5/8" rebar set at the West right-of-way of L and N Railroad, said point also being the Point of Beginning; thence continue S 89°33'32" W a distance of 21.77 feet to a 5/8" rebar set at the Northwest corner of said South Half; thence run N 02°52'34" W along the West line of said Northeast Quarter a distance of 197.43 feet to a 5/8" rebar set at the intersection of said West line and said West right-of-way of L and N Railroad; thence run S 09°08'07" E along said West right-of-way a distance of 199.54 feet to a 5/8" rebar set; which is the Point of Beginning, having an area of 2147.50 square feet, .05 acres, more or less and lying in the Northeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama.

The above described property being the same property reflected on plat of boundary survey of The Sommerville Group, Inc. dated January 5, 1999, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference.

SOURCE OF TITLE: Warranty Deeds recorded in Book 240 at Page 172, Book 249 at Page 144, Book 254 at Page 829 and Book 278 at Page 462, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current and/or any subsequent year but not yet due and payable.
2. All recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

And the 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 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 Southern Haulers, Inc., by its President, George Roberts, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8 day of January, 1999.

SOUTHERN HAULERS, INC.

By: George Roberts
George Roberts
Its President

ATTEST:

By: Deanna D. Bryson
Deanna D. Bryson
Its Vice President/Secretary

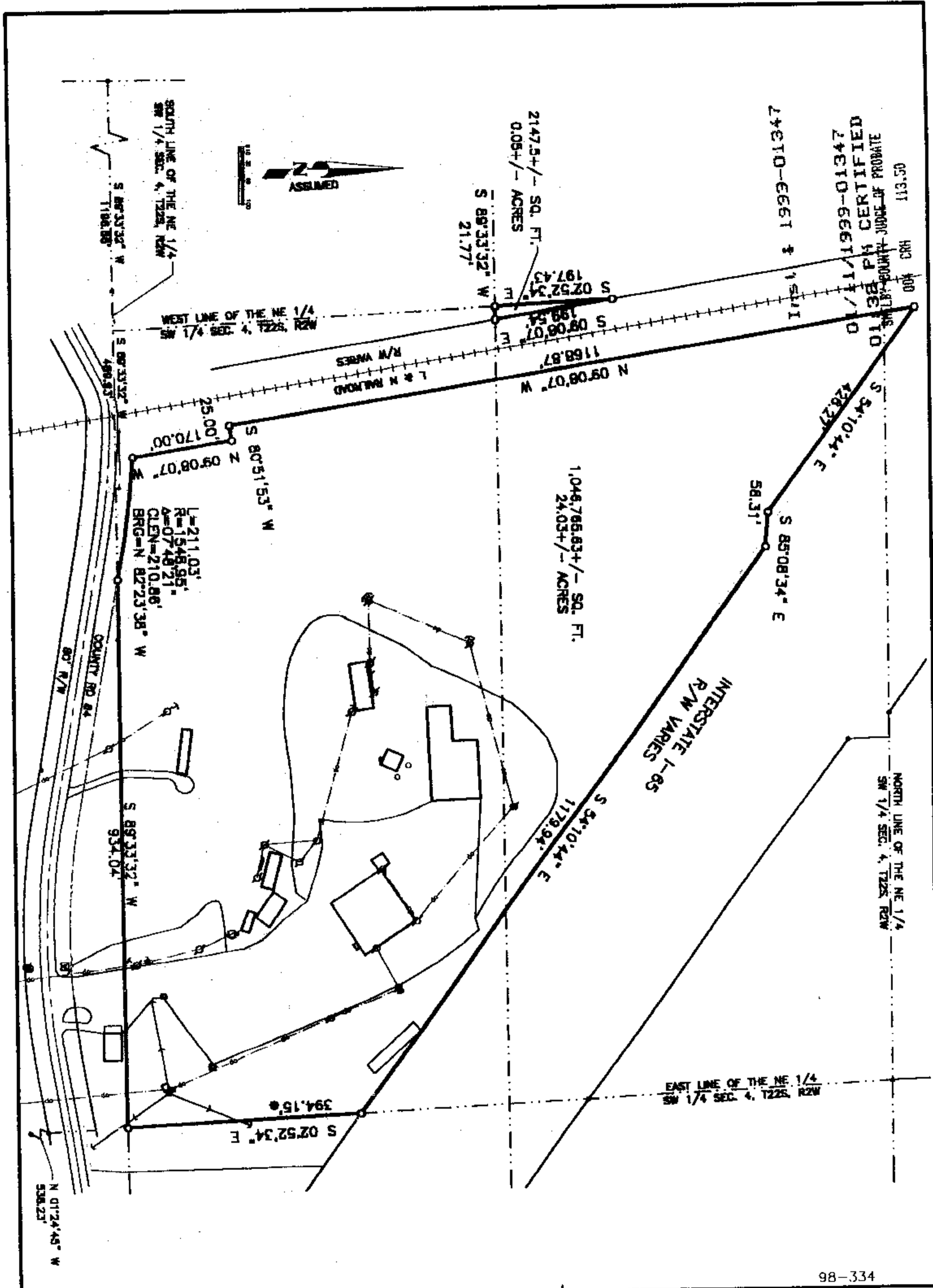
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that George Roberts, whose name as President of Southern Haulers, Inc. 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, executed the same voluntarily on the day the same bears date.

Given under my hand this the 8 day of January 1999.

Rene S Rutland
Notary Public
My Commission Expires: 4-5-99

This Instrument Prepared By:
Allison T. Craft, Esquire
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209



98-334



The Sommerville Group, Inc.

Surveyors * Planners * Consultants
 1826 3rd Avenue North, Suite 215
 Bessemer, Alabama 35020
 Office: (205) 424-6985 Fax: (205) 425-1504

REVISIONS		
NO.	DESCRIPTION	DATE

TYPE OF SURVEY
BOUNDARY

CLIENT
SOUTHERN HAULERS
 address
 CALERA, ALABAMA

DATE: 01/05/98	DRAWN: AAK	CHKD: WHS	SCALE: 1"=200'
-------------------	---------------	--------------	-------------------

Ex "A"