

STATE OF ALABAMA)

SHELBY COUNTY)

Send Tax Notice to:

City of Alabaster, Alabama
Attn: Alabaster CDA
201 1st Street North
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **CITY OF ALABASTER, ALABAMA**, a municipal corporation organized and existing under the laws of the State of Alabama (the "Grantor"), in hand paid by **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER, ALABAMA**, an Alabama public corporation (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this General Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current year.
2. Mineral and mining rights not owned by the Grantor.
3. Easements and building lines as shown on recorded map.
4. Existing easements, restrictions, limitations, covenants, conditions, if any, of record.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The Grantor, for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that, except for the Exceptions listed above, the Property is free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, warrant and defend title to the Property to the Grantee, and to its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of the 8th day of JUNE, 2006.

GRANTOR:

THE CITY OF ALABASTER, ALABAMA

By: [Signature]
Its: Mayor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David M. Frings, whose name as MAYOR of The City of Alabaster, Alabama, a municipal corporation organized and existing 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 said instrument, s/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 8th day of June, 2006.

[Signature]
Notary Public

NOTARIAL SEAL

My commission expires: _____ MY COMMISSION EXPIRES NOV. 5, 2007

This instrument was prepared by:

David B. Ringelstein II, Esq.
Walston, Wells & Birchall, LLP
One Federal Place
1819 5th Avenue North; Suite 1100
Birmingham, Alabama 35203
Phone: (205) 244-5200




20060807000380880 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/07/2006 01:35:37PM FILED/CERT

EXHIBIT A

Commence at a 5/8" rebar in place accepted as the Southeast corner of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 88° 45' 06" West along the South boundary of said section for a distance of 617.78 feet (set 1/2" rebar), said point being the point of beginning. From this beginning point continue North 85° 45' 06" West along the South boundary of said section for a distance of 641.40 feet (set 1/2" rebar), said point being located on the Easterly right-of-way of Weatherly Road; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 26° 15' 01" and a radius of 500.0 feet for a chord bearing and distance of North 09° 59' 14" East, 227.08 feet to the P. T. of said curve; thence proceed North 03° 08' 16" West along the Easterly right-of-way of said road for a distance of 140.49 feet to the P. C. of a concave curve right having a delta angle of 34° 18' 33" and a radius of 775.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 14° 00' 59" East, 457.17 feet; thence proceed South 66° 11' 53" East for a distance of 559.48 feet (set 1/2" rebar); thence proceed South 01° 14' 54" West for a distance of 595.84 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 9.91 acres.


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