

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF SUMTER

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THIS INDENTURE, made and entered into on this the 9th day of August, 1996, by and between **E-Z DEVELOPMENT, INC.**, a Georgia corporation, whose address is 850 Everee Inn Road, Griffin, Spalding County, Georgia, hereinafter referred to as "GRANTOR", and **CALERA DEVELOPMENT, INC.**, Florida corporation, whose address is 42 River Road, Panacea, Wakulla County, Florida, hereinafter referred to as "GRANTEE";

WITNESSETH

That for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand by the Grantee to the Grantor, the receipt of all of which consideration is hereby acknowledged, the Grantor has granted, bargained and sold, and does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 3 and 4 Block 275 of the unrecorded map of J. H. Dunston's Map of Calera, Alabama and being further described as follows: At the Southwest right of way intersection of Alabama Highway 25 and 16th Street in the City of Calera, Alabama as the **POINT OF BEGINNING: THENCE** South 05 degrees 59 minutes East for a distance of 133.33 feet along the West right of way of 16th Street; **THENCE** North 89 degrees 44 minutes West for a distance of 149.99 feet; **THENCE** North 07 degrees 39 minutes West for a distance of 136.24 feet to the South right of Way of Alabama Highway 25; **THENCE** North 89 degrees 07 minutes East for a distance of 38.28 feet along said right of way; **THENCE** South 88 degrees 10 minutes East for a distance of 116.03 feet along said right of way to the **POINT OF BEGINNING**. Said property contains 0.47 acres more or less.

Mineral and mining rights excepted.

Said property being the same property described in that certain plat of survey dated June 17, 1996, by Robert E. Green, Alabama Registered Surveyor No. 11841, recorded in Plat Book _____ Page _____ of the records of the Clerk of Court of Shelby County, Alabama, which plat is incorporated into this description and by specific reference made a part thereof.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record, affecting the above-described real estate.

TO HAVE AND TO HOLD the said property herein conveyed together with all

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and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee.

Grantor represents to and covenants with Grantee, its successors and assigns, that Grantor is seised of an indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell land convey the same; that said property is free of any and all liens, taxes and encumbrances, whatsoever; and that Grantor will forever warrant and defend Grantee, its successors and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its behalf by its officers and its corporate seal hereto affixed on the day and date first above written.

E-Z DEVELOPMENT, INC.,
a Georgia Corporation

BY: *Gerald Lawhorn*

ITS: *President*

STATE OF GEORGIA

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COUNTY OF SUMTER

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald Lawhorn, whose name as President E-Z DEVELOPMENT, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 1996.

Deborah C. Naples
NOTARY PUBLIC

Notary Public, Sumter County, Georgia
My Commission Expires February 1, 1998

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