

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CAMDEN COVE, L.L.C.

Inst # 1998-22861

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED AND 00/100 Dollars (\$456,400.00.00)** to the undersigned grantor or grantors, **NORTHWEST CALERA, An Alabama Limited Partnership**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **CAMDEN COVE, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines, and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever..

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner, Charlotte Poe, who is authorized to execute this conveyance, has hereto set her signature and seal, this the 4th day of June, 1998.

NORTHWEST CALERA, An Alabama Limited Partnership

By: 
CHARLOTTE POE
Its: General Partner

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CHARLOTTE POE**, whose name as General Partner of **NORTHWEST CALERA, An Alabama Limited Partnership** 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, she, as such general partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal, this the 4th day of June, 1998


Notary Public

My Commission Expires: 5/29/99

06/19/1998-22861
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

CLAYTON T. SWEENEY, A CLAYTON AT LAW

EXHIBIT "A"

PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the NW corner of Section 16, Township 22 South, Range 2 West, said point also being the point of beginning; thence North 89 deg. 56 min. 28 sec. East along the North line of said Section for a distance of 1301.79 feet to the NE corner of the NW 1/4 of the NW 1/4 of Section 16, Township 22 South, Range 2 West; thence South 24 deg. 44 min. 21 sec. East for a distance of 1467.29 feet; thence South 89 deg. 38 min. 18 sec. East for a distance of 21.98 feet; thence North 89 deg. 53 min. 48 sec. East for a distance of 552.84 feet to a point on the Westerly right of way line of U.S. Highway 31; thence South 26 deg. 16 min. 17 sec. East along said right of way for a distance of 220.48 feet; thence South 00 deg. 46 min. 48 sec. West and leaving said right of way for a distance of 135.74 feet; thence South 89 deg. 52 min. 49 sec. West for a distance of 652.82 feet; thence South 01 deg. 04 min. 58 sec. West for a distance of 333.12 feet; thence South 89 deg. 51 min. 03 sec. West for a distance of 653.51 feet; thence South 89 deg. 47 min. 19 sec. West for a distance of 488.52 feet; thence North 00 deg. 58 min. 23 sec. East for a distance of 406.79 feet; thence South 89 deg. 45 min. 57 sec. West for a distance of 210.07 feet; thence South 00 deg. 56 min. 51 sec. West for a distance of 1037.40 feet; thence North 89 deg. 48 min. 08 sec. West for a distance of 608.42 feet to a point on the West line of said Section 16; thence North 00 deg. 56 min. 46 sec. East along the West line of said Section for a distance of 2631.43 feet to the point of beginning; being situated in Shelby County, Alabama.

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