

Send Tax Notice To:
A. C. Legg Packing Company, Inc.
2319 1st Avenue North
Birmingham, Alabama 35203

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-00011

01/04/1999-00011

09:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOY GRN POP.00

Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Four Hundred Fifty Two Thousand Five Hundred Dollars (\$452,500.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **The City of Calera, An Alabama Municipal Corporation and The Industrial Development Board of the City of Calera f/k/a The Industrial Development Board of the Town of Calera, an Alabama Public Corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **A. C. Legg Packing Company, Inc., an Alabama Corporation** (herein referred to as Grantees, whether one or more), in fee simple, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, Page 156, in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1995-36729 in Probate Office.
4. Release(s) of damages, covenants, and provisions relating thereto as set out in instrument(s) recorded in Inst. No. 1995-36729 in Probate Office.
5. A 25 foot non-exclusive easement for a railroad spur line as set out in deed to Power Paper Recycling, Inc., dated November 4, 1995 and set out by Inst. No. 1995-33095 in the Probate Office.
6. Release and Declaration of Covenants, dated December 22, 1995 and set out in Inst. No. 1995-36730 in the Probate Office.

7. The following matters as located on the Survey by Carr & Associates Engineering, Inc. dated August 31, 1998, revised October 30, 1998:

- (a) 15 feet wide easement across the Northerly side.
- (b) 40 feet drainage and utility easement along Northwest corner and Westerly side
- (c) 25 feet railroad spur easement along the Westerly side.

NOTE: \$267,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever in fee simple forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, by its President, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 15 day of December, 1998.

The City of Calera



By: George W. Roy
Its: Mayor

The Industrial Development Board of the City of Calera



By: William M. Schroeder
Its: President

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George W. Roy, whose name as Mayor of The City of Calera, an Alabama Municipal Corporation, 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 for and as the act of said corporation.

Given under my hand and official seal, this the 15 day of December 1998.

Kimberly Melton
Notary Public
My Commission Expires: 3-1-99

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder, whose name as President of The Industrial Development Board of the City of Calera, an Alabama Public Corporation, 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 for and as the act of said corporation.

Given under my hand and official seal, this the 15 day of December 1998.

Kimberly Melton
Notary Public
My Commission Expires: 3-1-99

EXHIBIT A

A parcel of land being located in the N 1/2 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:
Commence at a 2 inch capped pipe found at the NE corner of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run an assumed bearing of South 89 deg. 48 min. 14 sec. West a distance of 3154.34 feet to a 1/2 inch rebar found; thence run South 2 deg. 44 min. 11 sec. East a distance of 237.16 feet; thence run South 87 deg. 38 min. 27 sec. East a distance of 1028.08 feet to the West right of way line of U. S. Highway No. 31; thence run South 04 deg. 29 min. 56 sec. West along said right of way a distance of 2299.14 feet to the point of beginning; thence continue South 04 deg. 29 min. 56 sec. West along said right of way a distance of 777.25 feet to a point being 20.22 feet, North 04 deg. 29 min. 56 sec. East from a concrete monument found at Station 230 + 85 of the Highway 31 right of way map; thence South 89 deg. 15 min. 00 sec. West 709.34 feet to the Easterly right of way of CSX Railroad being 50 feet East of the centerline of the South bound (West) railtrack; thence North 09 deg. 10 min. 54 sec. West a distance of 782.95 feet along the East right of way line; thence North 55 deg. 12 min. 05 sec. East 128.53 feet; thence South 85 deg. 30 min. 04 sec. East a distance of 792.07 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-00011

01/04/1999-00011
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 202.00