

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS.

WARRANTY DEED

That is consideration of valuable considerations, and One Hundred Dollars to the undersigned grantor, I-65 Properties South, an Alabama general partnership in hand paid by the City of Calera the receipt whereof is acknowledged by the said grantor, the Grantor does hereby grant, bargain, sell and convey unto the said City of Calera the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal attached as Exhibit A hereto.

TO HAVE AND TO HOLD, to grantees, their successors and assigns, forever

And we do, covenant with the said grantee, its successors and assigns, that the grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee its heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, the 29<sup>th</sup> day of December, 1998.

Witnesses:

For I-65 Properties South, an Alabama  
General Partnership:

James E. Roberts and Larry Clayton as Managing  
Partners of I-65 Properties South, an Alabama  
general partnership.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Judy K. Hedlund A Notary Public in and for said County, in said State, hereby certify that James E. Roberts whose name 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 and official seal this 29<sup>th</sup> day of December, 1998.

Judy K. Hedlund  
Notary Public

[SEAL]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sept. 15, 2002  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: \_\_\_\_\_

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Judy K. Hedlund A Notary Public in and for said County, in said State, hereby certify that Larry Clayton whose name 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 and official seal this 29<sup>th</sup> day of December, 1998.

Judy K. Hedlund  
Notary Public

Inst # 1999-03014 [SEAL]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sept. 15, 2002  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: \_\_\_\_\_

01/22/1999-03014  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 11.50

## **Exhibit A**

A portion of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 2 West, and the NW 1/4 of the NE 1/4 and Section 5, Township 22 South, Range 2 West, described as follows:

Commence at a capped iron at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and run easterly along the north line of said Section 5 a distance of 389.18' to the west of a right-of-way of a 100' Alabama Power easement; thence turn 115 degrees 34 minutes 49 seconds left and run northerly along said west right-of-way a distance of 105.32 feet to an iron pin and the Point of Beginning; thence turn 64 degrees 25 minutes 11 seconds left and run westerly a distance of 269.29' to a point on a curve to the left on the east right-of-way of a proposed parkway; thence turn 142 degrees 54 minutes 44 seconds left and run along the arc of said curve with a radius of 345.00' and an interior angle of 29 degrees 16 minutes 29 seconds and an arc length of 176.27 to a point on the east right-of-way for 59.60' to a point on a curve to the right' thence along the arc of the curve with a radius of a 405.00' and interior angle of 41 degrees 48 minutes 39 seconds and an arc length of 295.54' to a point on the east right-of-way; thence turn 90 degrees 0 minutes 0 seconds and run 20.00 feet more or less to the west right-of-way of 100' Alabama Power Easement; thence turn 90 degrees 08 minutes 44 seconds and run northerly along the west right-of-way 352.74' to the Point of Beginning; containing 0.897 acres more or less.

Inst # 1999-03014

01/22/1999-03014

11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 11.50