

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevillo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

(Address)

D. Elwyn Bearden and
Debby S. Bearden

3490 Bearden Lane

Helena AL 35080

Minimum Value: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION (\$1.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
CITY OF CALERA and The Industrial Development Board of the Town of Calera
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. Elwyn Bearden and Debby S. Bearden

therein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit

**Lot 10, according to the Survey of Calera South Industrial Park, as recorded in Map Book 26
page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.**

Mineral and mining rights excepted.

SUBJECT TO:

General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 156 in Probate Office.

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 Instrument #1995-36729 in Probate Office.

Release(s) of damages as set out in instrument(s) recorded in Instrument #1995-36729 in Probate Office.

Release of Declaration of Covenants, dated December 22, 1995 and set out in Instrument #1995-36730 in the Probate Office.

The following matters set out in Map Book 26 page 57:

40 foot easement on the Westerly side and a 15 foot easement on the Northerly and Southerly sides of lot.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd
day of March, 2000

City of Calera

(Seal)

By: George Roy, Its: Mayor

(Seal)

(Seal)

The Industrial Development Board of the Town of Calera

(Seal)

(Seal)

By: Bill Schroeder
Its: Chairman

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I
in said State, hereby certify that

whose name(s) signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,

is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this day 03/06/2000-07096

10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

19

My Commission Expires:

202 031

12.00 Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

)
) ACKNOWLEDGMENT IN
REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **GEORGE ROY**, whose name as Mayor of **THE CITY OF CALERA** and **BILL SCHROEDER**, whose name as Chairman of the Industrial Development Board of the Town of Calera are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, in their capacity as such Mayor and Chairman, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2000.


Notary Public

My commission expires: 9/13/2001

Inst # 2000-07096

03/06/2000-07096
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00