

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **BURGEON, INC.**
(Name)
(Address) 2463 Valleydale Rd Suite 250
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY THREE THOUSAND THREE HUNDRED EIGHTY FIVE and 00/100--(\$63,385.00)---
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

BURGEON, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit

Lot 4, 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.

30 foot easement on the Southeasterly side and a 30 foot easement on the Easterly side of lot, and a 15 foot easement on the Westerly side of lot.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$51,682.00.

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 19th day of APRIL, 19 2000

CITY OF CALERA

(Seal)

BY: George Roy

ITS: **MAYOR**

(Seal)

(Seal)

THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF CALERA

(Seal)

BY: James Carden

ITS: **SECRETARY**

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I, _____
in said State, hereby certify that

a Notary Public in and for said County.

whose name(s) _____ 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, _____ executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this _____ day of _____, 19 _____

My Commission Expires:

Notary Public

1000-13176


04/21/2000-13176
10:59 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
002 405 23.00

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 **JAMES CARDEN**, whose name as Secretary 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 19th day of April, 2000.



Notary Public
My commission expires: 9/13/2001

Inst # 2000-13176
04/21/2000-13176
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OUR 106 23.00