

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to:
(Name) Eddie Lumpkin
(Address) 100 Metro Pkwy.
Pelham, AL 35124

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIVE HUNDRED FORTY THOUSAND THREE HUNDRED EIGHTEEN and 24/100, (\$540,318.24) --**
-----**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 for the Town of Calera**, (herein referred to as
Grantor, whether one or more), grant, bargain, sell and convey unto **Eddie Lumpkin**, (herein referred to as Grantee,
whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 1, 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.**

SUBJECT TO:

- **Taxes for 2001 and subsequent years. 2001 ad valorem taxes are a lien but not due and payable until October 1, 2001.**
- **Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **Transmission line permit to Alabama Power Company as recorded in Deed Book 103, Page 156.**
- **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 No. 1995-36729.**
- **Release of damages as set out in Inst. No. 1995-36729.**
- **Release and Declaration of Covenants as set out in Inst. No. 1995-36730.**
- **30-foot utility and drainage easement on North, South, East and West side of caption land.**

12/28/2001-57253
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 551.50

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
the 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 31st day of
July, 2001.

CITY OF CALERA

George W. Roy
By: George Roy
Its: Mayor

THE INDUSTRIAL DEVELOPMENT BOARD
FOR THE TOWN OF CALERA

Bill Schroeder
By: Bill Schroeder
Its: Chairman

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 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 31st day of July, 2001.

Notary Public
My commission expires: 9/13/01

Inst # 2001-57253