

SEND TAX NOTICE TO:

(Name) CITY OF CALERA

(Address) Post Office Box 187

Calera, Alabama 35040

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas



20030221000108840 Pg 1/2 134.00
Shelby Cnty Judge of Probate, AL
02/21/2003 08:07:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Billy Thomas d/b/a Billy Thomas Building & Remodeling
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

CITY OF CALERA
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land situated in Block 173 of J. H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama and being more particularly described as follows: Begin at the point of intersection of the easterly right of way of Louisville and Nashville Railroad and the Northwestern right of way of the Southern Railroad in the Town of Calera, Alabama, and run northerly along said right of way of Louisville and Nashville Railroad for a distance of 225.56 feet to an iron rebar; thence turn a deflection angle right of 85 degrees 53 minutes 17 seconds right for a distance of 223.67 feet to the West right of way line of 9th street and an iron rebar; thence turn a deflection angle of 75 degrees 05 minutes 24 seconds right along said right of way of 9th Street a distance of 127.31 feet to the right of way of Southern Railroad and an iron rebar; thence turn a deflection angle of 84 degrees 24 minutes 15 seconds right along said right of way a distance of 291.05 feet to the Point of Beginning.

According to the survey of Rodney Shiflett, dated February 17, 2003.

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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th
day of February, 2003.

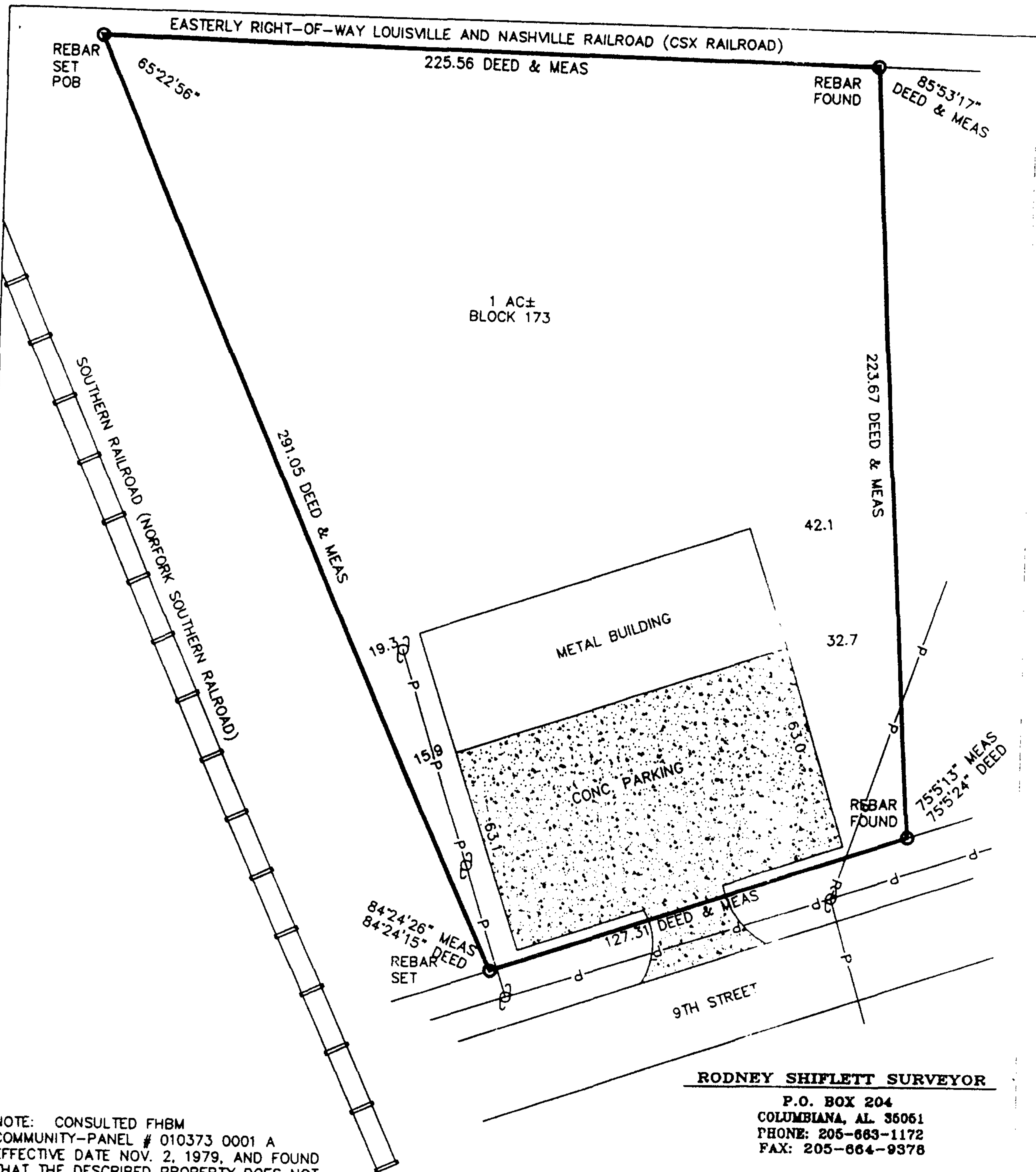
_____(Seal) Billy Thomas d/b/a Billy Thomas Building & Remodeling (Seal)
_____(Seal) Billy Thomas (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas, d/b/a Billy Thomas Building & Remodeling 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 20th day of February A.D., 20 03



NOTE: CONSULTED FHBM
COMMUNITY-PANEL # 010373 0001 A
EFFECTIVE DATE NOV. 2, 1979, AND FOUND
THAT THE DESCRIBED PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

DEED REF: INST# 1996-31900

RODNEY SHIFLETT SURVEYOR

P.O. BOX 204
COLUMBIANA, AL 35061
PHONE: 205-663-1172
FAX: 205-664-9378

SCALE 1" = 40'

ASSUMED

STATE OF ALABAMA
COUNTY OF SHELBY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way; That steel corners have been found or installed at all lot corners. I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, the correct legal description being as follows:

DEED DESCRIPTION

A parcel of land situated in Block 173 of J. H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama and being more particularly described as follows: Begin at the point of intersection of the easterly right of way of Louisville and Nashville Railroad and the Northwestern right of way of the Southern Railroad in the Town of Calera, Alabama, and run northerly along said right of way of Louisville and Nashville Railroad for a distance of 225.56 feet to an iron rebar; thence turn a deflection angle right of 85 degrees 53 minutes 17 seconds right for a distance of 223.67 feet to the West right of way line of 9th street and an iron rebar; thence turn a deflection angle of 75 degrees 05 minutes 24 seconds right along said right of way of 9th street a distance of 127.31 feet to the right of way of Southern Railroad and an iron rebar; thence turn a deflection angle of 84 degrees 24 minutes 15 seconds right along said right of way a distance of 291.05 feet to the Point of Beginning. According to the survey of Joseph E. Conn, Jr., #9049, dated July 31, 1996.

SUBJECT TO any right-of-way and or easements that may be found in Office of the Judge of Probate in Shelby County, Alabama.

According to my survey of February 17, 2003

Rodney Y. Shiflett Al. Reg. No. # 21784

*All angles and distances on plat were measured in field
Job #03102