

\$44

This Instrument Prepared By:  
Massey Stotser & Nichols, P.C.  
1780 Gadsden Highway  
Birmingham, Alabama 35235

Send Tax Notice To:  
Shelby Land Partners, LLC  
c/o Jackson Realty Corp.  
Four Riverchase Ridge  
Birmingham, Alabama 35244

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the **City of Alabaster**, a municipal corporation (hereinafter "Grantor"), does hereby grant, bargain, sell and convey unto **Shelby Land Partners, LLC (an undivided 1/2 interest) and 3165 Investments, LLC (an undivided 1/2 interest)** (hereinafter collectively referred to as "Grantees"), subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever; subject, however to the following:

1. Taxes for the current year and subsequent years, not yet due or payable.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any;
- 3 Mineral and mining rights, if any; and
4. The property on attached Exhibit "A" is hereby restricted for 15 years from the date of execution hereof to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by the City of Alabaster, Alabama, as may be amended from time to time. A Certificate of Conformity issued by the City of Alabaster, Alabama shall be conclusive of compliance with this provision. This restriction shall enure to the benefit of all property owners within the I-65, Exit 238 Redevelopment Plan and to the City of Alabaster, Alabama.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the City of Alabaster, a municipal corporation, has caused these presents to be executed by David Frings, its Mayor, duly authorized thereto, and attested by Marsha Massey, its City

Clerk, who affixed its corporate seal, being duly authorized thereto, on this the 12 day of February, 2004.

ATTEST:

CITY OF ALABASTER  
a municipal corporation

Marsha Massey  
Marsha Massey, City Clerk

By: David Frings  
David Frings, Mayor

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that David Frings, whose name as Mayor of the City of Alabaster, a municipal corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that being informed of the contents of the conveyance, he as said Mayors and with full authority, executed the same voluntarily for and as the act of said City.

Given under my hand and official seal this the 12<sup>th</sup> day of February, 2004.

Gwendolyn N. Cupp  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES JULY 30, 2005

## **Exhibit "A"**

Parcel ID #23-1-01-4-001-007.3

**A tract of land situated in the Southwest Quarter of the Southeast Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:**

**Commence at the Southwest corner of said quarter-quarter section and run East along the South line thereof, a distance of 644.09 feet to the West line of a public road; thence an angle left of 95 degrees, 48 minutes, 58 seconds and run in a Northerly direction along said West line a distance of 211.09 feet; thence an angle left of 84 degrees, 11 minutes, 02 seconds and run West and parallel to the South line of said Section 1 a distance of 309.0 feet to the point of beginning; thence continue along last described course a distance of 245.47 feet to a point on the Northeast right of way line of U.S. Highway No. 31; thence an angle left of 144 degrees, 25 minutes, 58 seconds and run in a Southeasterly direction along said right of way line a distance of 305 feet, more or less, to a point South of and perpendicular to the point of beginning; thence in a Northerly direction and perpendicular to the South line of Section 1 a distance of 181 feet, more or less, to the point of beginning.**