



\$60,000

20040218000085170 Pg 1/3 77.00
Shelby Cnty Judge of Probate, AL
02/18/2004 16:02:00 FILED/CERTIFIED

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 M. 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 12th day of February, 2004.

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

Exhibit "A"

Parcel ID # 23-1-01-4-001-001.1

A parcel of land in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East along the South section line a distance of 632.0 feet to an iron which is 18.0 feet West of the centermost of three power lines; thence turn left 89 degrees 38 minutes and run Northerly a distance of 140.0 feet to the point of beginning; thence continue last course a distance of 49.8 feet to an iron; thence turn right 61 degrees 02 minutes and run Northeasterly a distance of 120.01 feet to an iron; thence turn right 118 degrees 68 minutes and run Southerly a distance of 108.0 feet to an iron; thence turn right 90 degrees 00 minutes and run West a distance of 105.0 feet to the point of beginning; being situated in Shelby County, Alabama.