



20040415000196090 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
04/15/2004 09:43:00 FILED/CERTIFIED

This instrument was prepared by: CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA))
))
SHELBY COUNTY))

That in consideration of One Hundred Seventy Thousand and no/100-----Dollars to the undersigned grantor, **BFS PROPERTY, L.L.C.**, a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the **CITY OF CALERA, ALABAMA** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Parcel 2

All that part of the SW 1/4 of the SW 1/4 of the NE 1/4 of Section 17, Township 22 South, Range 2 West lying South and West of a Public road.

LESS AND EXCEPT the West 210 feet thereof. Containing 7 acres, more or less.

Parcel 3

The West 1/2 of the NW 1/4 of the SE 1/4 of Section 17, Township 22 South, Range 2 West. ALSO, all that part of the West 210 feet to the SW 1/4 of NE 1/4, that lies South of the Public Road in Section 17, Township 22 South, Range 2 West.
Containing 27 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Beginning at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 17, Township 22 South, Range 2 West and run thence South 00 deg. 29 min. 11 sec. East along the West line of said quarter-quarter section a distance of 662.46 feet to a steel rebar corner set on an existing fence line; thence run South 00 deg. 29 min. 11 sec. East a distance of 124.00 feet to a set rebar corner; thence run North 87 deg. 47 min. 10 sec. East a distance of 79.00 feet to a set rebar corner on a fence line; thence run North 00 deg. 29 min. 12 sec. West along said fence line a distance of 124.09 feet to a set rebar corner; thence run North 87 deg. 43 min. 05 sec. East a distance of 131.00 feet to a set rebar corner; thence run North 00 deg. 29 min. 09 sec. West a distance of 652.21 feet to a set rebar corner on the North line of said quarter-quarter section; thence run South 87 deg. 47 min. 10 sec. West along said North line of said quarter-quarter section a distance of 210.00 feet to the point of beginning, containing 3.42 acres, more or less.

Property SUBJECT TO any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law or regulation.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized to execute this conveyance, hereto set its signature and seal this the 14th day of April, 2004.

ATTEST:

Secretary

By Jim R. Sanders
President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jim R. Sanders, whose name as President of BFS Property, L.L.C., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of April, 2004.

Linda Stead
Notary Public

MY COMMISSION EXPIRES MAY 22, 2008

The City of Calera agrees to place a memorial plaque in honor of Mr. Bert Sanders in George Roy Park.

George W. Roy