

This instrument was prepared by

Mitchell A. Spears

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P.O. Box 119

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205/665-5102

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Send Tax Notice to:

(Name) Nathan Powell

(Address) P. O. Box 600

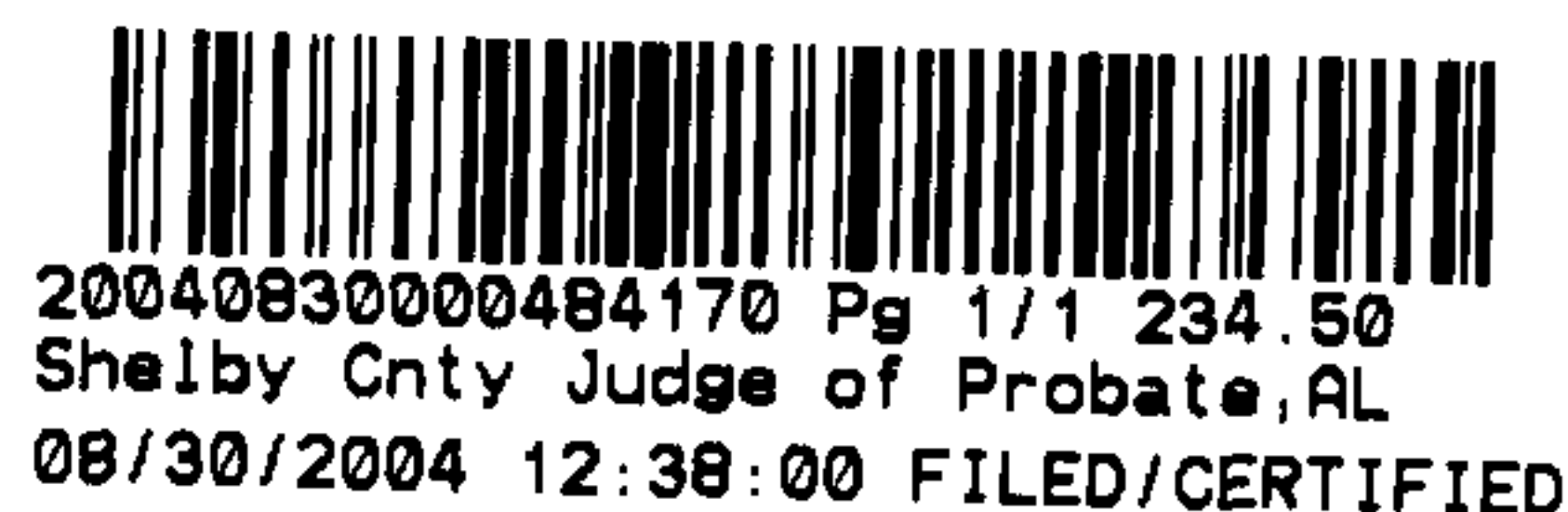
Chelsea, AL 35043

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of **TWO HUNDRED TWENTY-THREE THOUSAND, FOUR HUNDRED SIXTY-TWO and 80/100 (\$223,462.80) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, the **City of Calera and The Industrial Development Board of the City of Calera**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nathan Powell** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 11A according to the Resurvey of Lot 11 of Calera South Industrial Park, as recorded in Map Book 33, page 134 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

- Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, sand, and gravel in, on and under subject property.
- General and special taxes or assessments for the year 2004 and subsequent years not yet due and payable.
- Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, Page 156 in Probate Office.
- 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 #1995-36729 in Probate Office.
- Release of damages as set out in Instrument #1995-36729 in Probate Office.
- Release and Declaration of Covenants, dated December 22, 1995 and set out in Instrument #1995-36730 in the Probate Office.
- Easements as shown per plat including 40 feet for utility drainage and railroad spurline on the Westerly side of the land; also 15 feet for utility and drainage on the Southerly side and Easterly and irregular on the Southeasterly corner of the land in the Probate Office.
- Restrictions, limitations, conditions and other provisions as set out in Map Book 33 page 134 in the Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs 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, his, her or their heirs, executors 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 27th day of August, 2004.

CITY OF CALERA

George Roy
By: George Roy Its: Mayor

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF CALERA

Bill Schroeder
By: Bill Schroeder Its: Chairman

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 **The Industrial Development Board of the City of Calera**, whose names 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, in their capacity as such Mayor and Chairman, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2004.

L. Michele K. Stamp
Notary Public
My commission expires: 5/17/07