

THIS INSTRUMENT PREPARED BY:

✓ Mike T. Atchison, Attorney at Law

P O Box 822

Columbiana, AL 35051

SEND TAX NOTICE TO:

CITY OF CALERA

10947 Highway 25  
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )



20041119000639500 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
11/19/2004 15:16:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$475,000.00)**, to the undersigned grantor, **CAMPBRANCH, LLC** the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **CITY OF CALERA** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.  
SITUATED IN SHELBY COUNTY ALABAMA.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**RESTRICTIONS:**

Grantees agree there will be no outside storage and the building is to be maintained in neat and clean condition.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 18<sup>TH</sup> day of November, 2004.

CAMPBRANCH, LLC

 Member  
LARRY CLAYTON AS ITS MEMBER

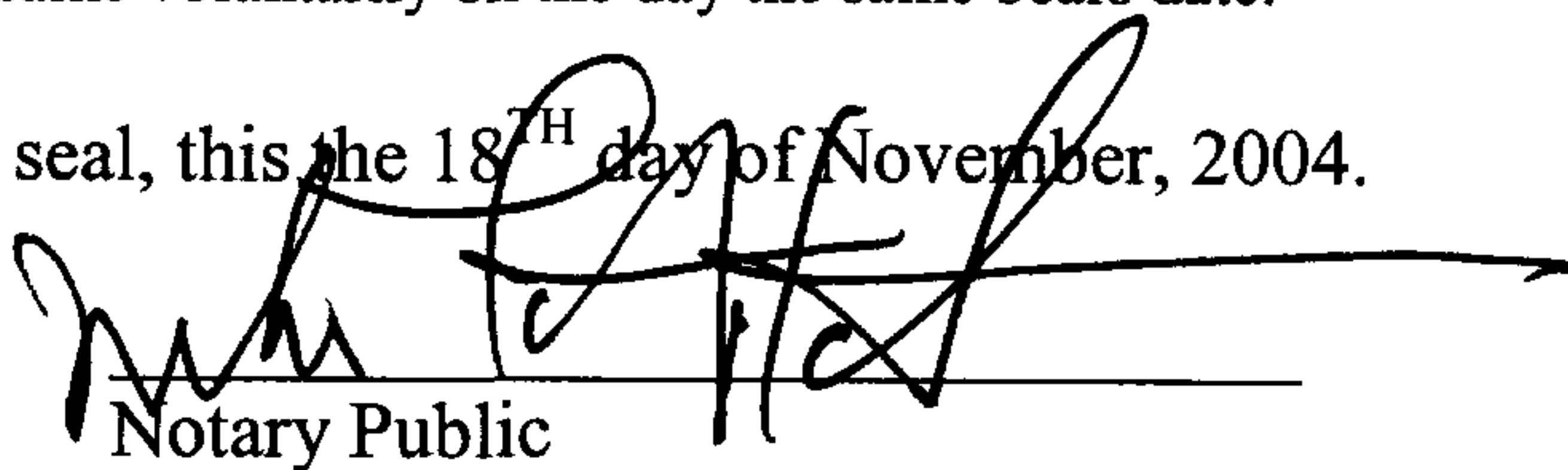
STATE OF ALABAMA  
SHELBY COUNTY

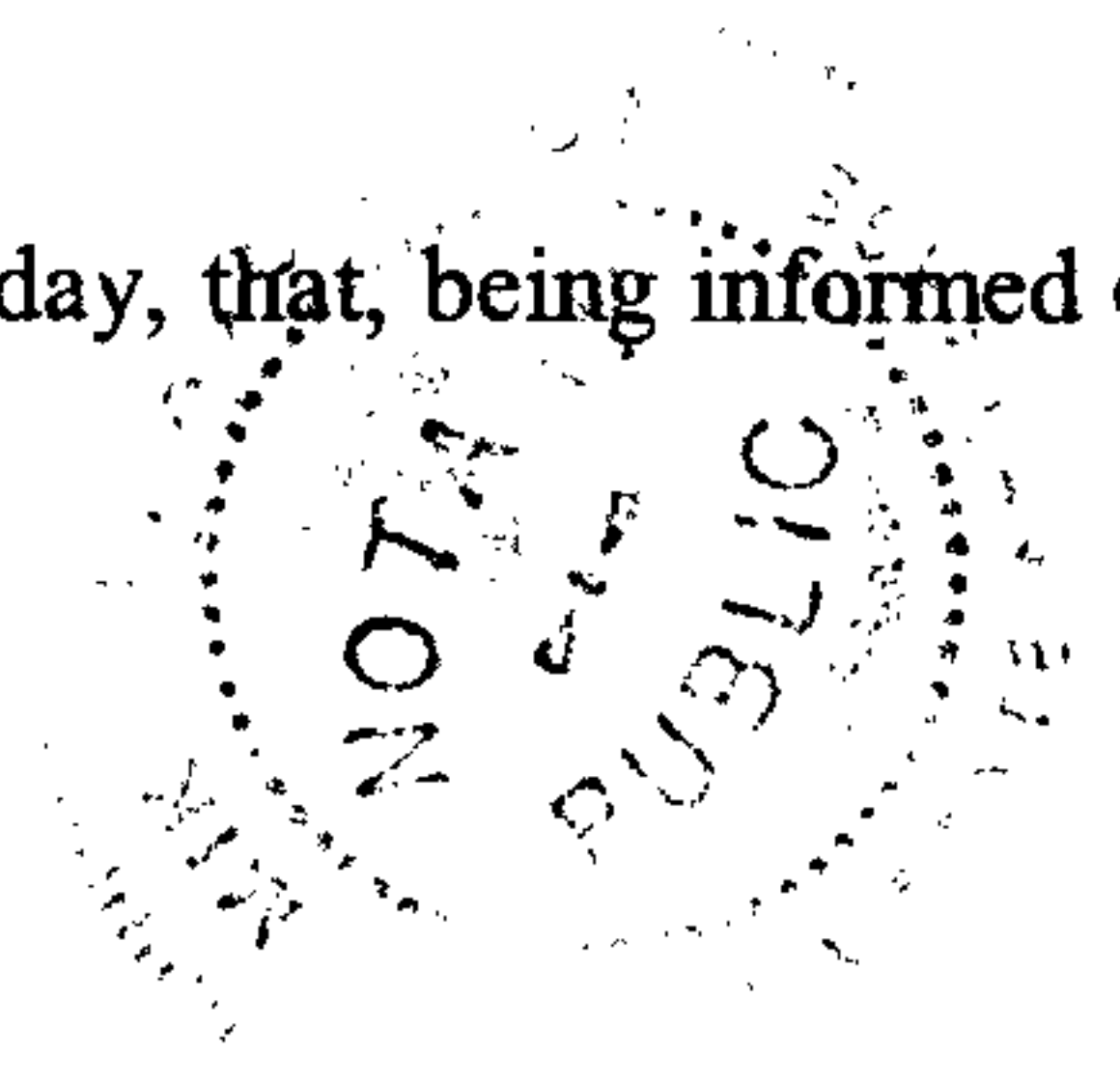
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

LARRY CLAYTON AS A MEMBER OF CAMPBRANCH LLC

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18<sup>TH</sup> day of November, 2004.

  
Notary Public



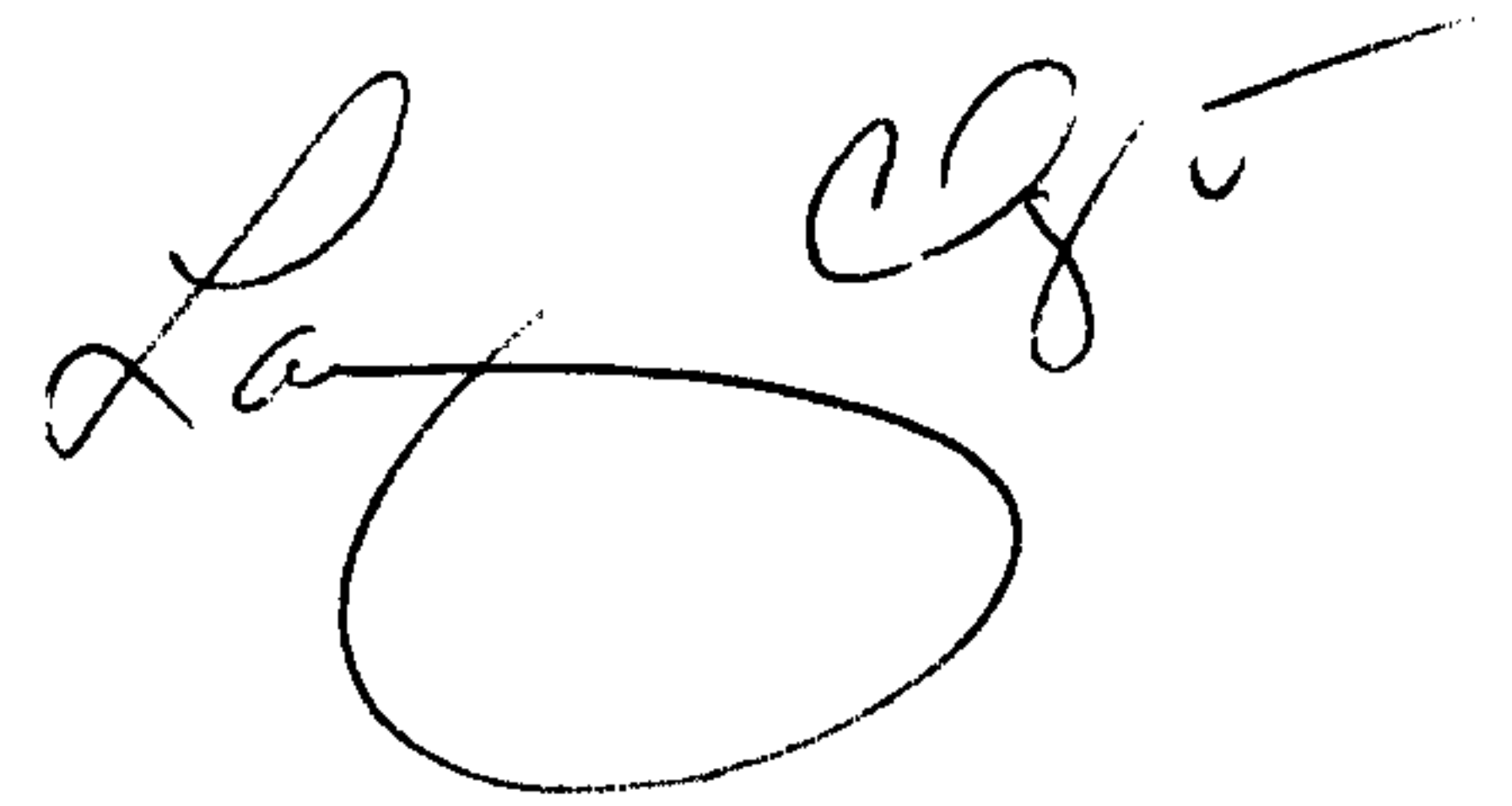
My Commission Expires: 10-16-08

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL B:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 6, Township 22 south, Range 1 West, Shelby County, Alabama; thence South 81 degrees 37 minutes 38 seconds East, a distance of 1592.60 feet; thence South 25 degrees 00 minutes 48 seconds West, a distance of 646.70 feet; thence South 41 degrees 15 minutes 49 seconds West, a distance of 683.30 feet; thence South 34 degrees 22 minutes 5 seconds East a distance of 132.69 feet; thence North 36 degrees 39 minutes 5 seconds East, a distance of 160.21 feet; thence South 53 degrees 19 minutes 08 seconds East a distance of 194.04 feet to the point of beginning; thence North 36 degrees 40 minutes 52 seconds East a distance of 353.06 feet; thence South 53 degrees 19 minutes 08 seconds East, a distance of 370.04 feet to the Northwesternly right of way of Alabama Highway #25 (80-foot right of way); thence South 36 degrees 40 minutes 52 seconds West along said right of way a distance of 353.06 feet; thence North 53 degrees 19 minutes 08 seconds West and leaving said right of way a distance of 370.04 feet to the point of beginning.

According to survey of Robert C. Farmer, RLS #14720, dated June 16, 2003.

A handwritten signature in black ink, appearing to read "R. C. Farmer", with a large, stylized loop at the bottom.