

This instrument was prepared by:
Calvert C. Sullins, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:
Calera Commons LLC
3900 Airport Highway
Birmingham, AL 35222


20050707000341640 1/4 \$1320.00
Shelby Cnty Judge of Probate, AL
07/07/2005 03:27:15PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, **DUNN REAL ESTATE LLC**, an Alabama limited liability company ("Grantor") in hand paid by **CALERA COMMONS LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference.

Subject, however, to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD such property unto Grantee, its successors and assigns forever.

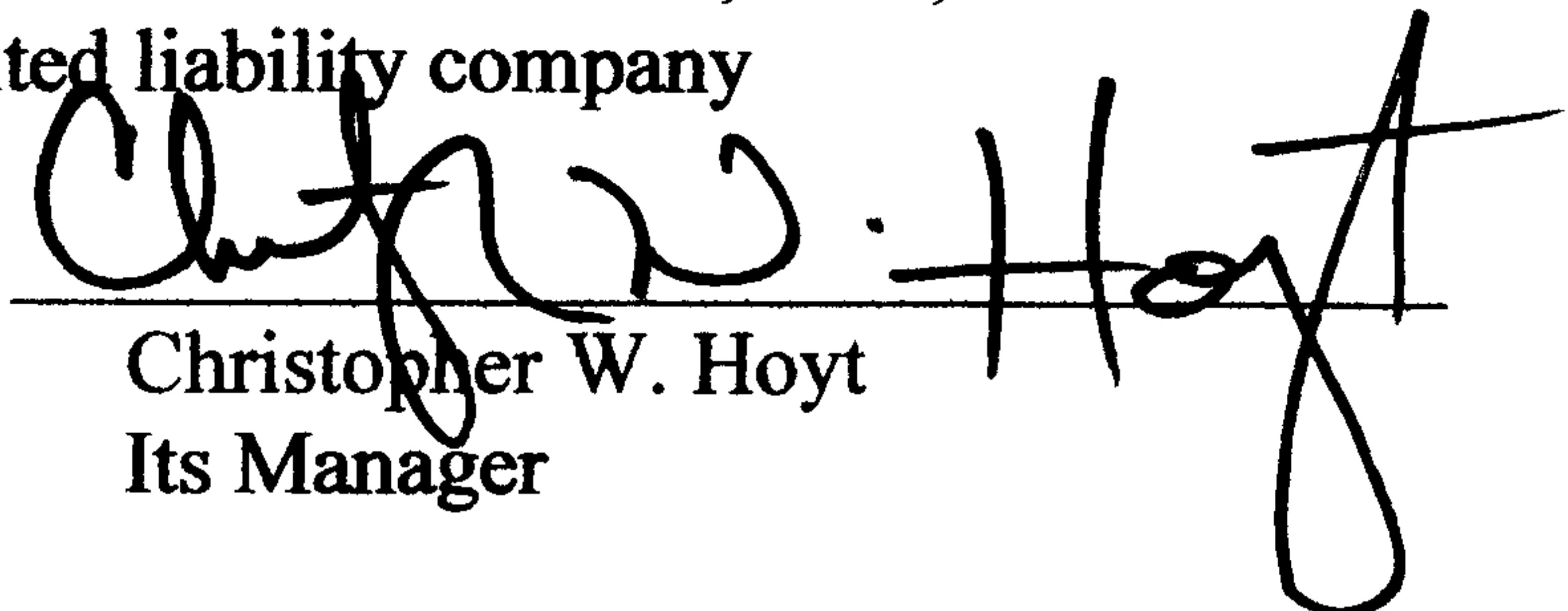
AND Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor 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, except as noted above.

[signature pages follow]

IN WITNESS WHEREOF, Grantor has executed this deed on this 7 day of July, 2005.

GRANTOR:

DUNN REAL ESTATE, LLC, an Alabama
limited liability company

By: 
Christopher W. Hoyt
Its Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

The undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher W. Hoyt, whose name as Manager of DUNN REAL ESTATE, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 2nd day of July 2005.


20050707000341640 2/4 \$1320.00
Shelby Cnty Judge of Probate, AL
07/07/2005 03:27:15PM FILED/CERT


NOTARY PUBLIC

[SEAL]

My Commission Expires: 10.24.07

EXHIBIT "A"
TO GENERAL WARRANTY DEED

Property Description

Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West; thence run South 60° 17' East a distance of 1759.60 feet (Meas. 1759.32) to a point on the West right of way line of U. S. Hwy. No. 31, and the Point of Beginning; thence turn an angle of 43° 12' (Meas. 43° 26' 04") to the right to the chord of a right of way curve and run along said right of way curve a chord distance of 814.46 feet; thence turn an angle of 2° 51' (Meas. 2° 48' 52") to the right and continue along said right of way a distance of 32.15 feet; thence turn an angle of 97° 01' 45" to the right and run a distance of 316.28 feet; thence turn an angle of 1° 12' 36" to the right and run a distance of 807.37 feet; thence turn an angle of 0° 41' 21" to the left and run a distance of 144.16 feet; thence turn an angle of 87° 19' to the right and run a distance of 386.04 feet; thence turn an angle of 87° 19' 00" to the right and run a distance of 110.69 feet; thence turn an angle of 91° 50' to the left and run a distance of 197.82 feet; thence turn an angle of 84° 38' to the right and run a distance of 1074.98 feet (Meas. 1075.41 feet) to the West right of way of U. S. Hwy. No. 31 and the Point of Beginning. Situated in the Northwest quarter of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

Less and Except the following:

Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West; thence run South 60° 17' East a distance of 1759.60 feet (Meas. 1759.32) to a point on the West right of way line of U. S. Hwy. No. 31; thence turn an angle of 43° 12' (Meas. 43° 26' 04") to the right to the chord of a right of way curve and run along said right of way curve a chord distance of 814.46 feet; thence turn an angle of 2° 51' (Meas. 2° 48' 52") to the right and continue along said right of way a distance of 32.15 feet; thence turn an angle of 97° 01' 45" to the right and run a distance of 316.28 feet to the Point of Beginning; thence turn an angle of 1° 12' 36" to the right and run a distance of 807.37 feet; thence turn an angle of 0° 41' 21" to the left and run a distance of 144.16 feet; thence turn an angle of 87° 19' 00" to the right and run a distance of 9.72 feet; thence turn 94° 03' 09" to the right and run a distance of 151.35 feet; thence turn 00° 16' 27" to the left and run a distance of 482.69 feet; thence turn 00° 00' 26" to the right and run a distance of 318.08 feet to the point of beginning. Situated in the Northwest quarter of Section 38, Township 21 South, Range 2 West, Shelby County, Alabama.

EXHIBIT "B"
TO GENERAL WARRANTY DEED


20050707000341640 4/4 \$1320.00
Shelby Cnty Judge of Probate, AL
07/07/2005 03:27:15PM FILED/CERT

Permitted Exceptions

1. Ad valorem taxes due October 1, 2005, and ad valorem taxes for all subsequent years, which are not yet due and payable.
2. All covenants, conditions, easements and restrictions of record.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 99, page 464; Deed Book 142, page 245.
4. Right of way in favor of Southern Natural Gas Corporation, as recorded in Deed Book 90, page 309.
5. Mineral and mining rights not owned by Grantor.

Shelby County, AL 07/07/2005
State of Alabama

Deed Tax: \$1300.00