20051025000555360 1/1 $511.00
Shelby Cnty Judge of Probate, AL
10/25/2005 04:03:07PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) JSCK, LLC
(Address) 16069 Hwy 176
Fort Payne, AL 35967

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIVE HUNDRED THOUSAND DOLLARS AND 00/100 ($500,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **City of Calera and Industrial Development Board of the Town of Calera**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JSCK, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the Survey of Calera South Industrial Park, as recorded in Map Book 26, Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- **General and special taxes or assessments for the year 2006 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.**
- **Release(s) of damages as set out in instrument(s) recorded 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.**
- **Restrictions, limitations, conditions and other provisions as set out in Map Book 26, Page 57 in the Probate Office.**
- **Easements as shown by recorded plat, including 30 foot easements on the Southerly and Northerly sides of the land and a 15 foot easement on the Westerly side of the land all for utility and drainage purposes.**

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs 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 20th day of October, 2005.

CITY OF CALERA

George Roy

By: George Roy Its: Mayor

INDUSTRIAL DEVELOPMENT
BOARD OF THE TOWN OF CALERA

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 **Industrial Development Board of the Town 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 20th day of October, 2005.

Shelby County, AL 10/25/2005
State of Alabama

Deed Tax:$500.00

Notary Public
My commission expires: 8/13/09