20060111000019850 1/4 \$21.00

20060111000019850 174 \$21.00 Shelby Cnty Judge of Probate, AL 01/11/2006 04:09:18PM FILED/CERT

This instrument was prepared by: Nancy C. Drummond, Esq. King, Drummond & Dabbs, P.C. 100 Centerview Drive, Suite 180 Birmingham, Alabama 35216 SEND TAX NOTICES TO:
The Commercial Development Authority
of the City of Alabaster, AL
201 First Street, N.
Alabaster, AL 35007

STATE OF ALABAMA	)
	•
COUNTY OF SHELBY	`

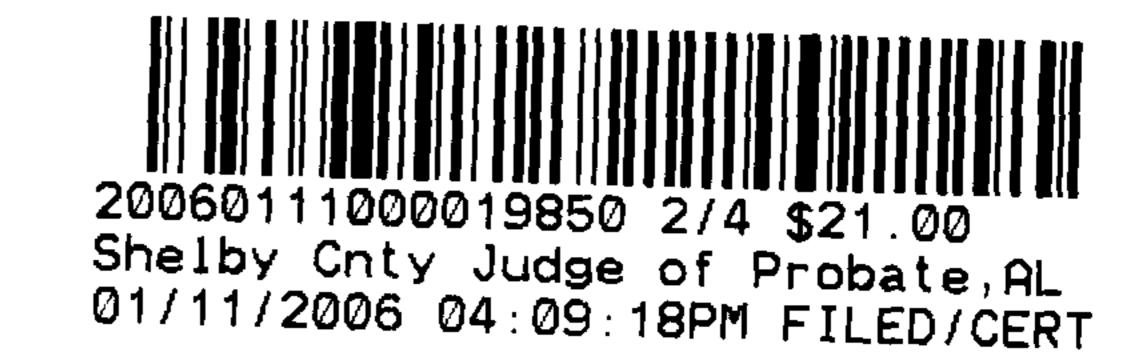
## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the following-named Grantor by the following-named Grantee, the receipt of which is hereby acknowledged by Grantor, the undersigned, THE CITY OF ALABASTER, ALABAMA, a municipal corporation organized and existing under the laws of the State of Alabama ("Grantor") does hereby grant, bargain, sell and convey unto THE COMMERICAL DEVELOPMENT AUTHORITY OF THE CITY OF ALABASTER, ALABAMA, a municipal corporation organized and existing under the laws of the State of Alabama ("Grantee"), all right, title, and interest in and to the following described real estate situated in Jofferson County, Alabama, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto:

SEE ATTACHED <u>EXHIBIT A</u> INCORPORATED HEREIN BY REFERENCE.

#### SUBJECT TO:

- 1. Ad valorem taxes for the year 2006, a lien but not yet due and payable.
- 2. Those certain matters set forth in **Exhibit B** attached hereto and incorporated herein by reference.



TO HAVE AND TO HOLD, to the said Grantee, Grantee's heirs, executors, successors and assigns forever. And said Grantor does for Grantor, and Grantor's heirs, executors, successors and assigns covenant with said Grantee, and Grantee's heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said property, that the said property is free from all encumbrances except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and Grantor's heirs, executors, successors and assigns shall, warrant and defend the same to the said Grantee, Grantee's heirs, executors, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this deed effective as of the 30<sup>th</sup> day of November, 2005.

"GRANTOR":	
CITY OF ALABASTER, ALABAMA, a municipal corporation	
By:[SEAL] Name:	
lic in and for said County in said State, hereby certify the, whose name as	a
ABAMA, a municipal corporation is signed to the foregoing to me, acknowledged before me on this day that, being	

I, the undersigned, a Notary Publi of the CITY OF ALABASTER, AL instrument, and who is known informed of the contents of said instrument, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the day of December, 2005.

Notary Public

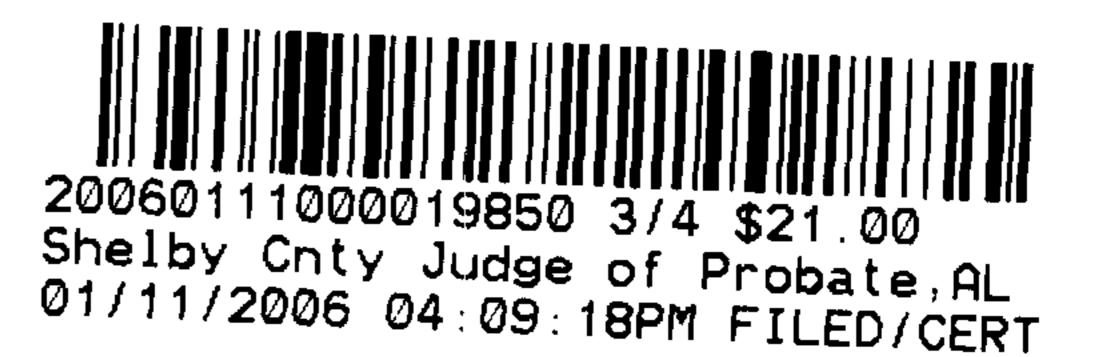
My Commission Expires:

MY COMMISSION EXPIRES NOV. 5, 2007

{Notarial Seal}

STATE OF ALABAMA

COUNTY OF SHELBY

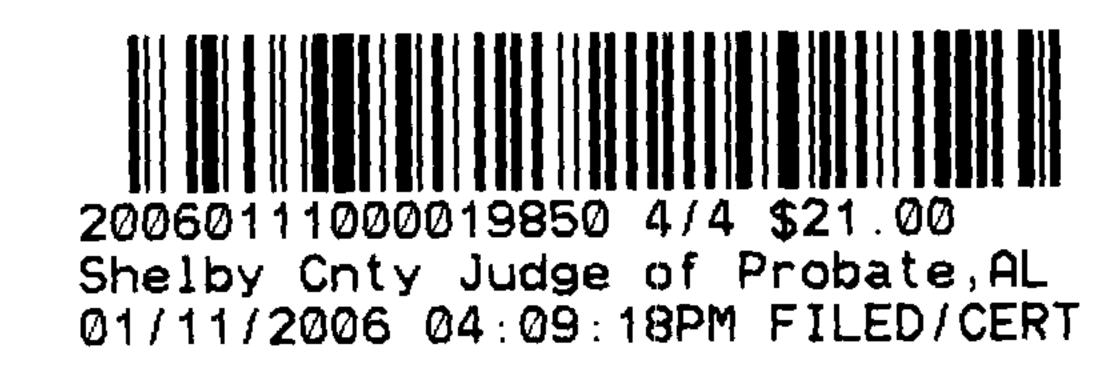


# EXHIBIT A

# LEGAL DESCRIPTION

A parcel of land situated in the Northwest one-quarter of the Northeast one-quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the said Northwest one-quarter of the Northeast onequarter and run North 00 degrees 28 minutes 59 seconds East along the West line for a distance of 1264.19 feet to a point on the Southwesternmost right of way line of U.S. Highway 31 (right of way varies); thence run South 50 degrees 58 minutes 28 seconds East along said right of way for a distance of 290.23 feet to the point of commencement of curve to the right, said curve having a radius of 2192.01 feet, a central angle of 14 degrees 27 minutes 05 seconds, a chord bearing of South 40 degrees 48 minutes 44 seconds East for a chord distance of 551.41 feet; thence run along arc of said curve and along said right of way for a distance of 552.88 feet; thence run South 56 degrees 37 minutes 09 seconds West along said right of way for a distance of 29.99 feet to the point of commencement of a curve to the right, said curve having a radius of 2162.01 feet, a central angle of 09 degrees 55 minutes 58 seconds, a chord bearing of South 28 degrees 40 minutes 35 seconds East for a chord distance of 374.33 feet; thence run along arc of said curve and along said right of way for a distance of 374.80 feet; thence run North 64 degrees 12 minutes 56 seconds East along said right of way for a distance of 28.61 feet; thence run South 20 degrees 39 minutes 53 seconds East along said right of way for a distance of 317.62 feet; thence run South 20 degrees 02 minutes 14 seconds East along said right of way for a distance of 78.74 feet to a point on the South line of said quarterquarter; thence leaving said right of way, run North 87 degrees 31 minutes 35 seconds West along said South line for a distance of 916.78 feet to the POINT OF BEGINNING. Said parcel contains 711,462 square feet or 16.33 acres more or less.



### EXHIBIT B

## SUBJECT TO THE FOLLOWING:

- 1. Taxes for the year 2006 and subsequent years, not yet due and payable.
- 2. Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. No. 2005071000331840.
- 4. Agreement for water line easement as recorded in Inst. No. 1993-14579.
- Right-of-Way granted to Alabama Power Company recorded in Book 210, Page 119 and Book 305, Page 711.
- 6. Alabaster Development Agreement recorded in Inst. No. 2005071200034670.
- 7. Fifty foot unrecorded Alabama Power Company Easement and Blanket easement and dirt road as shown on survey of Gonzales Strength and Webb dated December 8, 2005.