This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
CITY OF CALERA
10947 HWY 25
CALERA, AL.
35040

WARRANTY DEED

20070221000079390 1/3 $18.00
Shelby Cnty Judge of Probate,AL
02/21/2007 12:17:02PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Seventeen Thousand Four Hundred Thirty and 00/100 Dollars ($717,430.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans, a married man, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto The City of Calera, Alabama, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2007 and thereafter; (2) Easements, restrictions, and rights-of-way of record or in evidence by use; (3) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 19 day of February, 2007.

Randall H. Goggans

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2007.

Notary Public
My Commission Exp. 3-1-2010

C:\MyFiles\GOGGANS\City of Calera\warranty.ded.wpd

20070221000079390 2/3 $18.00
Shelby Cnty Judge of Probate, AL
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Exhibit A
page 1 of 2

Parcel I

A parcel of land lying in Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a capped rebar found (Farmer) in place at the Northeast corner of McCullough Oil Company's Resurvey of Parts of Lots 1-6 Block 19 and Parts of Lots 11-16 Block 17 of Dunstan's Map of Calera as recorded in Map Book 31, Page 9 in the Office of the Judge of Probate of said county; thence run South 89 deg. 23 min. 49 sec. West along the North line of said Resurvey for a distance of 199.97 feet to a capped rebar found (Farmer); thence South 00 deg. 40 min. 19 sec. East for a distance of 210.44 feet to a 5/8 inch rebar found on the North right-of-way line of Alabama Highway 25 (16th Avenue); thence along said right-of-way line and a curve to the right having a radius of 4429.58 feet, an arc length 119.46 feet, a chord bearing of South 88 deg. 28 min. 30 sec. West and a chord length of 119.44 feet to a 5/8 rebar set (SMW 19753) at the intersection of said North right-of-way line and the East right-of-way line of 3rd Street; thence North 01 deg. 17 min. 06 sec. East along said East right-of-way line for a distance of 368.27 feet to a capped rebar found (Conn) at the intersection of said East right-of-way line and the South right of way line of 15th Avenue; thence North 88 deg. 47 min. 53 sec. West along said right-of-way line for a distance of 75.00 feet to a capped rebar found (Conn) at the intersection of said South right-of-way line and the West right-of-way line of 3rd Street and the Point of Beginning; thence South 01 deg. 17 min. 06 sec. West along said West right-of-way line for a distance of 370.00 feet to a 5/8 inch rebar set (SMW 19753) at the intersection of said West right-of-way line and the North right-of-way line of Alabama Highway 25 (16th Avenue); thence North 88 deg. 42 min. 54 sec. West along said North right-of-way line for a distance of 40.00 feet to a 5/8 inch rebar set (SMW 19753); thence South 01 deg. 17 min. 06 sec. West along said right-of-way line or a distance of 30.00 feet to a 5/8 inch rebar set (SMW 19753); thence North 88 deg. 42 min. 41 sec. West for a distance of 369.58 feet to a 5/8 inch rebar found on the East right-of-way line of 4th Street; thence North 01 deg. 17 min. 19 sec. East along said right-of-way line for a distance of 399.61 feet to a 5/8 inch rebar found at the South right-of-way line of 15th Avenue; thence South 88 deg. 42 min. 54 sec. East along said right-of-way line for a distance of 399.56 feet to the Point of Beginning; being situated in Shelby County, Alabama.

EXHIBIT A
PAGE 2 of 2

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Parcel II

A parcel of land lying in Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a capped rebar found (Farmer) in place at the Northeast corner of McCullough Oil Company's Resurvey of Parts of Lots 1-6 Block 19 and Parts of Lots 11-16 Block 17 of Dunstan's Map of Calera as recorded in Map Book 31, Page 9 in the Office of the Judge of Probate of said county; thence run South 89 deg. 23 min. 49 sec. West along the North line of said Lot for a distance of 199.97 feet to a capped rebar found (Farmer); thence South 00deg. 40 min. 19 sec. East for a distance of 210.44 feet to a 5/8 inch rebar found on the North right-of-way line of Alabama Highway 25 (16th Avenue); thence along said right-of-way line and a curve to the right having a radius of 4429.58 feet, an arc length of 119.45 feet, a chord bearing of South 88 deg. 28 min. 30 sec. West and a chord length of 119.44 feet to a 5/8 inch rebar set (SMW 19753) at the intersection of said North right-of-way line and the East right-of-way line of 3rd Street; thence North 01 deg. 17 min. 06 sec. East along said East right-of-way line for a distance of 368.27 feet to a capped rebar found (Conn) at the intersection of said East right-of-way line and the South right-of-way line of 15th Avenue; thence South 88 deg. 00 min. 37 sec. East along said right-of-way line for a distance of 202.29 feet to a capped rebar found (Conn); thence South 88 deg. 52 min. 25 sec. East along said right-of-way line for a distance of 135.17 feet to a capped rebar found (Conn); thence South 01 deg. 22 min. 05 sec. East leaving said right-of-way line for a distance of 82.73 feet to a capped rebar found (Conn); thence South 30 deg. 57 min. 53 sec. West for a distance of 59.73 feet to a 5/8 inch rebar set (SMW 19753); thence South 00 deg. 40 min. 35 sec. East for a distance of 8.81 feet to the Point of Beginning; being situated in Shelby County, Alabama.