


THIS INSTRUMENT PREPARED BY:  
Raja C. Khalaf  
BALCH & BINGHAM LLP  
P. O. Box 306  
Birmingham, Alabama 35201

SEND TAX NOTICE TO:  
Chemical Lime Company of Alabama, Inc.  
3700 Hulen Street  
Ft. Worth, Texas 76107

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

  
20070809000374930 1/2 \$174.00  
Shelby Cnty Judge of Probate, AL  
08/09/2007 04:01:17PM FILED/CERT

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00) in hand paid by **CHEMICAL LIME COMPANY OF ALABAMA, INC.** an Alabama corporation, (hereinafter referred to as “Grantee”), to the undersigned, **JOSEPH KEVIN CULVER AND JULIE L. CULVER**, a married couple (hereinafter collectively referred to as “Grantor”), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents, and subject to the reservations, restrictions and easements hereinafter set forth, grant, bargain, sell and convey unto Grantee, the real property situated in Shelby County, Alabama described below (the “Property”):

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 9, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said ¼ - ¼ section and run in a Southerly direction along the West line thereof for a distance of 663.54 feet; thence turn an interior angle to the right of 90 degrees 07 minutes 00 seconds and run in an Easterly direction for a distance of 1058.49 feet to the Point of Beginning, said point being a found capped rebar; thence turn an interior angle to the right of 89 degrees 46 minutes 36 seconds and run in a Northerly direction of 170.63 feet to a found capped rebar; thence turn an interior angle to the left of 88 degrees 53 minutes 49 seconds and run in an Easterly direction 259.17 feet to a found capped rebar, said point being on the Westernmost right of way line of County Road No. 75 (60’ ROW); thence turn an interior angle to the left of 90 degrees 56 minutes 21 seconds and run in a Southerly direction along said right of way line for a distance of 104.24 feet to a point on a curve turning to the left, said curve having a radius of 957.96 feet and a central angle of 03 degrees 44 minutes 07 seconds; thence run along the arc of said curve and along said right of way line for a distance of 62.45 feet to a found capped rebar; thence turn an interior angle to the left of 88 degrees 04 minutes 23 seconds from the chord of said curve and run in a Westerly direction for a distance of 260.68 feet to the Point of Beginning; said parcel containing 43,699 square feet or 1.00 acres, more or less, and situated, lying and being in Shelby County, Alabama.

**The Property is conveyed to Grantee subject to the following:**

1. The lien for ad valorem taxes for the year 2007 and subsequent years not yet due and payable.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 124, Page 589, in the Office of the Judge of Probate of Shelby County, Alabama



3. Rights of others to use of twenty foot (20') wide easement as described in deeds recorded at Inst. Nos. 20040622000337090 and 20040729000421520, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever. And Grantor does, for himself and for his heirs, executors, administrators and assigns, covenant with the said Grantee, its successors and assigns, that: (i) Grantor is lawfully seized in fee simple of the Property; (ii) the Property is free from all encumbrances, unless otherwise set forth above; (iii) Grantor has a good right to sell and convey the Property as aforesaid; and (iv) Grantor and Grantor's heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has executed this conveyance this 9 day of August, 2007.

**WITNESSES:**

Pam W. Gragg  
Print Name: Pam W. Gragg

Jay M. Long  
Print Name: Jay M. Long

**GRANTOR:**

Joseph Kevin Culver  
by Julie L. Culver, as his  
attorney-in-fact

Joseph Kevin Culver, by Julie L. Culver, as his attorney-in-fact

Julie L. Culver  
Julie L. Culver

STATE OF ALABAMA )  
 )  
COUNTY OF JEFFERSON )

Shelby County, AL 08/09/2007  
State of Alabama

Deed Tax: \$160.00

I, Tracy De Mora, a Notary Public in and for said County in said State, hereby certify that Julie L. Culver, whose name, individually, and as Attorney in Fact for Joseph Kevin Culver, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, individually, and in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of August, 2007.

Tracy De Mora  
Notary Public  
My Commission Expires: 12/3/09

[Notarial Seal]