

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
The City of Alabaster, Alabama
Attn: Marsha Massey, City Clerk
201 1st Street No.
Alabaster, AL. 35007

DEED

(Detention Facility and Public Rights of Way)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **BALMORAL DEVELOPMENT, INC.**, an Alabama corporation, and **ALABASTER LAND COMPANY, LLC**, an Alabama limited liability company (collectively, the "Grantor"), in hand paid by **THE CITY OF ALABASTER, ALABAMA**, a municipal corporation organized under the laws of the State of Alabama (the "Grantee"), the receipt of which is acknowledged, the said Grantor does **GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof, together with any and all obligations to maintain and operate the detention facilities located thereon (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current year.
2. Mineral and mining rights not owned by the Grantor.
3. Easements and building lines as shown on recorded map.
4. Existing easements, restrictions, limitations, covenants, conditions, if any, of record.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

In addition, Grantor does hereby remise, release, quitclaim and convey to Grantee any and all roadways depicted as such on those certain recorded plats more particularly described on Exhibit B attached hereto, including, but not limited to the following rights of way Balmoral Drive, Progress Boulevard, Jimmy Gould Drive, and Colonial Promenade Parkway.

The subject property is not the homestead or residence of the Grantor or Grantor's spouse.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of July 30, 2007.

GRANTOR:

BALMORAL DEVELOPMENT, INC.,
an Alabama corporation

By: *James A. Jackson*

Name: James A. Jackson

Its: President

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James A. Jackson whose name as President of Balmoral Development, Inc., an Alabama corporation, 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of July, 2007.

Amelia G. Myrtle
Notary Public

AFFIX SEAL

My commission expires: 1/31/08

ALABASTER LAND COMPANY, LLC,
an Alabama limited liability company

By: 


Name: Mark E. Osborn

Its: _____

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark E. Osborn, whose name as _____ of Alabaster Land Company, 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 30th day of July, 2007.


Notary Public

AFFIX SEAL

My commission expires: 2/17/11

This Instrument Was Prepared By:
Lee L. Sheppard
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2602
(205) 254-1000



20070919000439390 4/8 \$33.00
Shelby Cnty Judge of Probate, AL
09/19/2007 10:57:34AM FILED/CERT

Exhibit A

(Legal Description)

Lot 6, according to the Final Plat of Balmoral Phase II, as recorded in Map Book 37, Page 137,
in the Probate Office of Shelby County, Alabama.

Exhibit B

(see Recorded Plats attached)



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Shelby Cnty Judge of Probate, AL
09/19/2007 10:57:34AM FILED/CERT

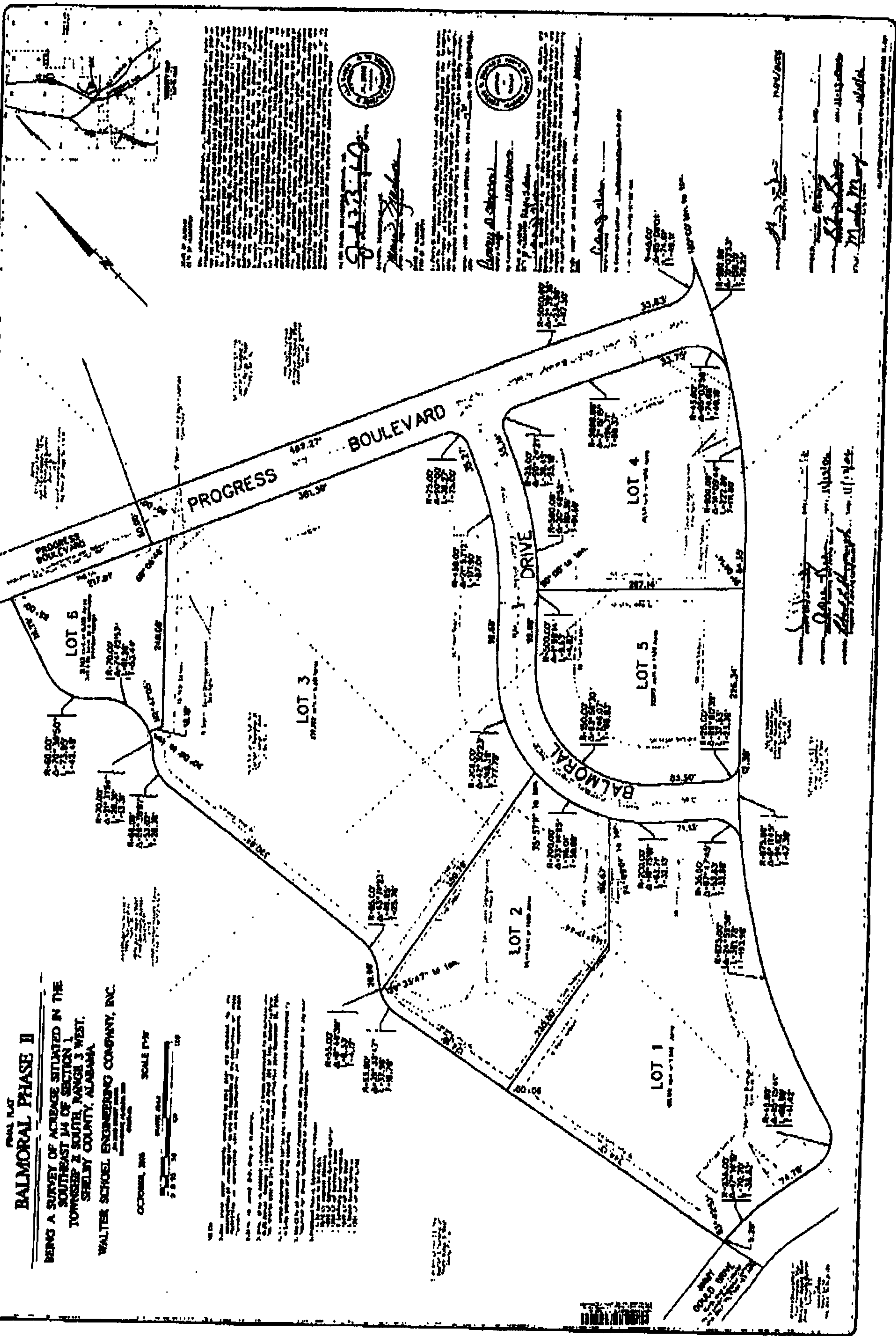
Map Book Page 137

BALMORAL PHASE II

BEING A SURVEY OF ACRES SITUATED IN THE
SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 3 WEST,
SHELBY COUNTY, ALABAMA.

WALTER SCHOEL ENGINEERING COMPANY, INC.

OCTOBER, 2006 SCALE 1"=40'

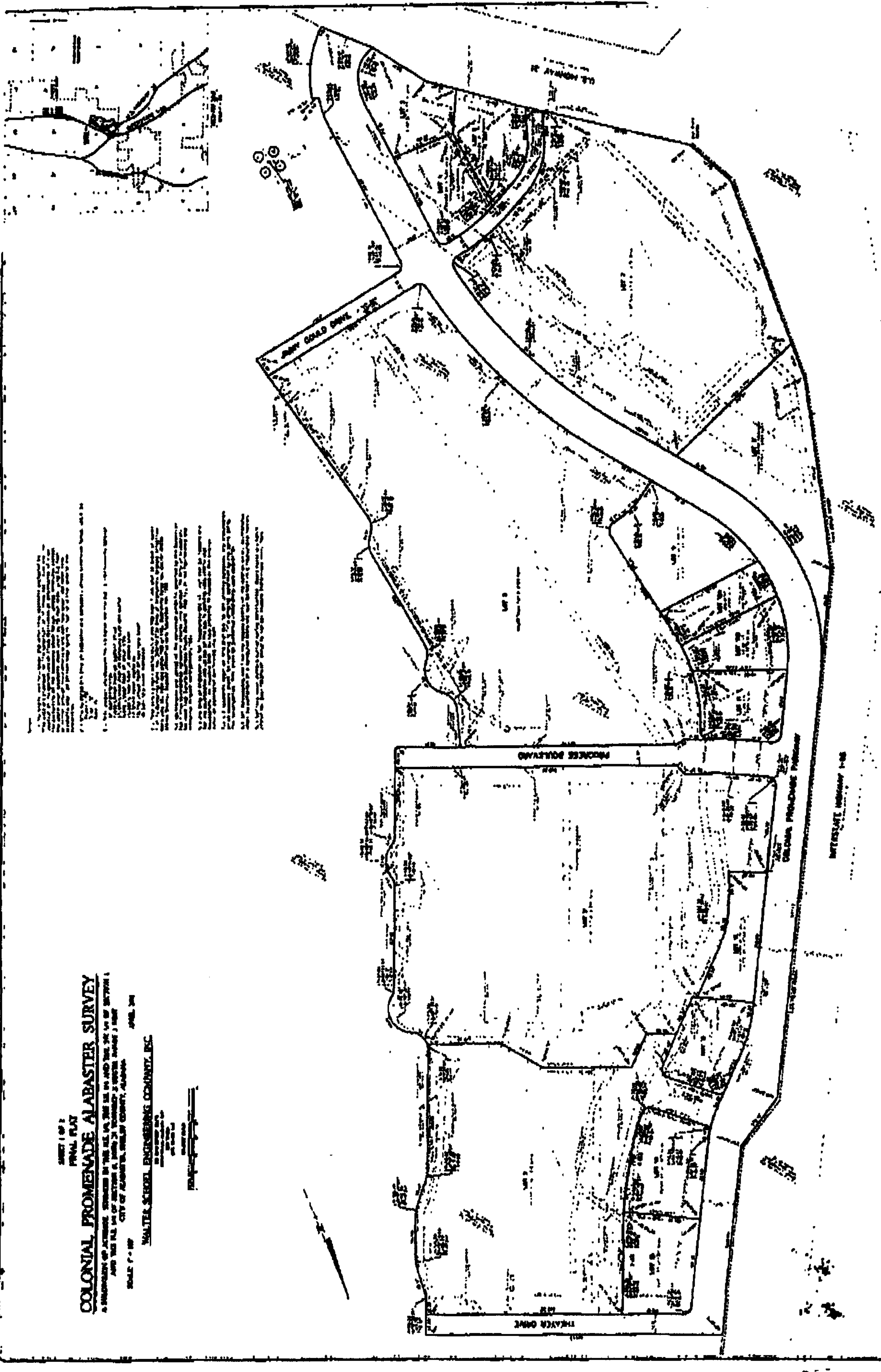




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Shelby Cnty Judge of Probate, AL
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Topo Sheet 35 Page 102 A

SHEET 1 OF 2
FINAL PLAN
COLONIAL PROMENADE ALABASTER SURVEY
A HIGHWAY OF JEROME, SHOWN IN THE SEC. 14, T8S 14N AND THE SEC. 14 & 15, R7W, N7E, 14E
AND THE SEC. 14 & 15, T8S 14N AND THE SEC. 14 & 15, R7W, N7E, 14E
CITY OF ALABAMA, SHELBY COUNTY, ALABAMA
SCALE: 1" = 100'
APRIL 2007
WALTER SCHOLZ ENGINEERING COMPANY, INC.
ALABAMA
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
ALABAMA
REGISTERED PROFESSIONAL ENGINEER
NO. 10000



Sheet 1 of 2



20070919000439390 8/8 \$33.00
Shelby Cnty Judge of Probate,AL
09/19/2007 10:57:34AM FILED/CERT

— 2 —

[illegible]



The following is a list of the names of the persons who have been appointed to the position of Surveyor General of the Territory of New Mexico, under the authority of the Department of the Interior, Bureau of Land Management, on the 1st day of January, 1900.

The names of the persons appointed are:

1. James H. Smith
 2. John W. Smith
 3. John W. Smith
 4. John W. Smith
 5. John W. Smith
 6. John W. Smith
 7. John W. Smith
 8. John W. Smith
 9. John W. Smith
 10. John W. Smith
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 98. John W. Smith
 99. John W. Smith
 100. John W. Smith

JUNE 10 1932
 FINAL PLAN
COLONIAL PROMENADE ALABASTER SURVEY
 A PHOTOGRAPH OF ALABASTER OBTAINED IN 1732 IS SHOWN ON THE 42ND AND 50TH S.W. 1/4 OF SECTION 6
 AND THE 1/4 OF SECTION 17 IN TOWNSHIP 3 NORTH RANGE 1 WEST
 CITY OF ALABASTER, BIRMINGHAM COUNTY, ALABAMA
 SCALE 1" = 30'
 WALTER SCHMIDT ENGINEERING COMPANY, INC.
 APRIL 20th

1. Name of the person or organization: John E. B. B.
 2. Address: 1000 1st St. N.W.
 3. City: Washington, D.C.
 4. State: D.C.
 5. Zip: 20001
 6. Date: 10/10/60
 7. Signature: [Signature]
 8. Title: President
 9. Organization: John E. B. B.
 10. Purpose of the trip: to see the President
 11. Date of departure: 10/10/60
 12. Date of return: 10/10/60
 13. Name of the person or organization: John E. B. B.
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 16. State: D.C.
 17. Zip: 20001
 18. Date: 10/10/60
 19. Signature: [Signature]
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 40. State: D.C.
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 43. Signature: [Signature]
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