

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Calera 30, LLC
2502 3rd Avenue South
Birmingham, Alabama 35233

WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million Three Hundred Fifty Thousand and no/100 (\$1,350,000.00) DOLLARS**, in hand paid to the undersigned, Citizens Bank (hereinafter referred to as "GRANTOR"), by Calera 30, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey to the said GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See attached Exhibit "A."

Subject to:

1. Ad valorem taxes for the tax year, 2008.
2. All rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage recorded in Instrument #20050323000131340 in the Probate Office of Shelby County, Alabama, said foreclosure being evidenced by foreclosure deed to Citizens Bank, recorded in instrument #20070404000152680 in said Probate Office.
3. Right of way and rights set out in Deed Book 239, Page 812.
4. Right of way granted to Alabama Power Company, as recorded in Deed Book 239, Page 212; Deed Book 99, Page 465 and Deed Book 203, Page 553.

\$1,350,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

And I and my successors and assigns covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that my successors and I shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Citizens Bank has hereto set it's signature and seal, this 27
day of December, 2007.



20080110000014730 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/10/2008 02:17:55PM FILED/CERT

Citizens Bank

Bill Dudney

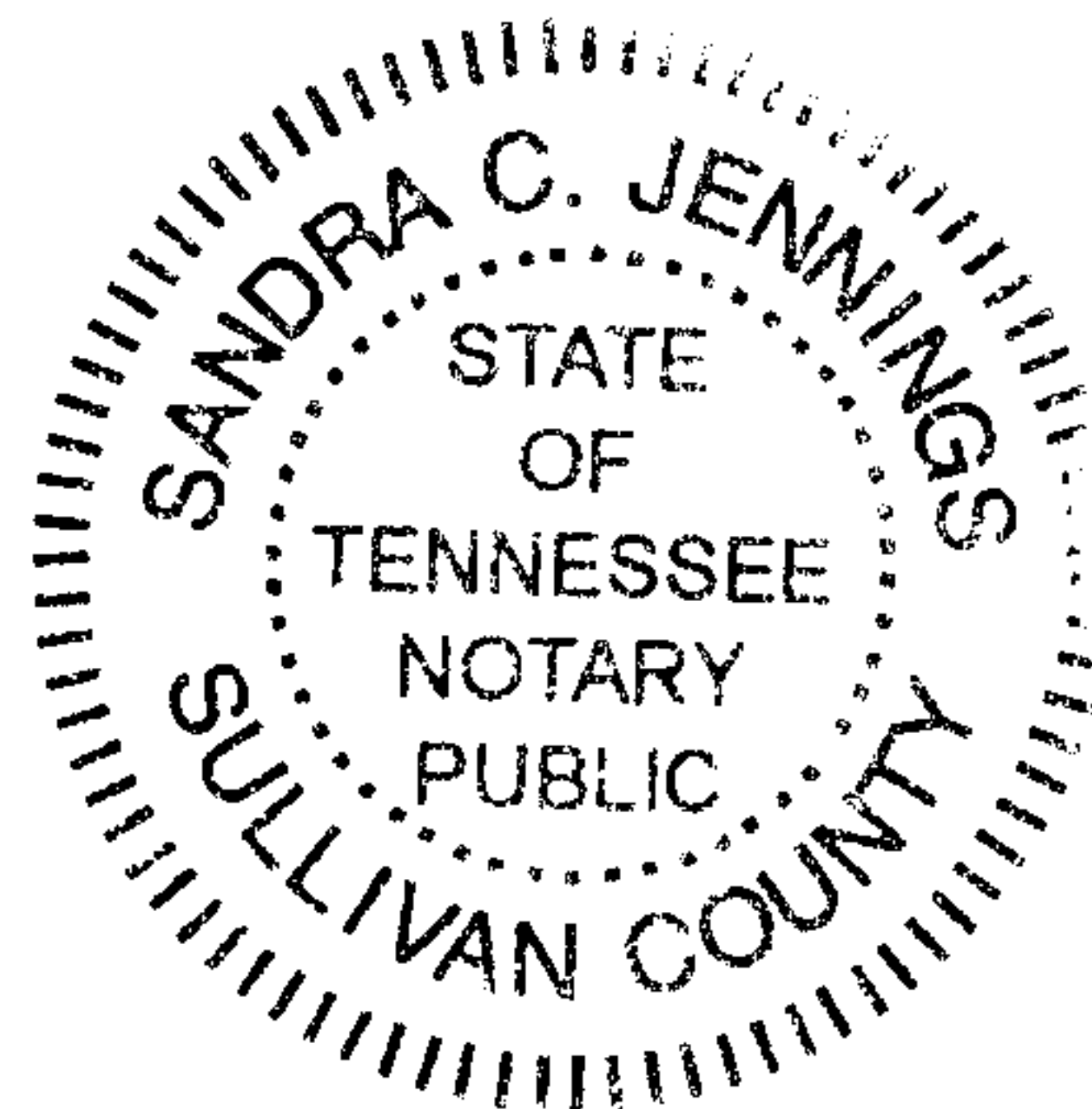
By: Bill Dudney
Its: President

STATE OF Tennessee)

COUNTY OF Sullivan)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Dudney, whose name as President of Citizens Bank, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he executed the same voluntarily on behalf of said Bank.

Given under my hand and official seal this 37 day of December, 2007.



Sandra C. Jennings
Notary Public
My commission expires: 11-7-10

EXHIBIT "A"

A parcel of land situated in the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of above said Section, Township and Range, said point being the point of beginning; thence North 01 degrees 10 minutes 03 seconds East, a distance of 733.76 feet; thence North 86 degrees 58 minutes 33 seconds West, a distance of 1925.18 feet; thence South 01 degrees, 25 minutes 18 seconds East, a distance of 761.29 feet to a point, said point lying on the Northerly right of way line of Alabama Highway #70 (115 feet right of way); said point also being the beginning of a non tangent curve to the right, having a radius of 1707.11 feet, a central angle of 05 degrees 07 minutes 52 seconds and subtended by a chord which bears North 75 degrees 47 minutes 12 seconds East and a chord distance of 152.83 feet; thence along the arc of said curve and said right of way line a distance of 152.88 feet to a point, said point being the beginning of a non tangent curve to the right, having a radius of 1568.05 feet, a central angle of 24 degrees 00 minutes 03 seconds and subtended by a chord which bears South 89 degrees 26 minutes 07 seconds East, and a chord distance of 652.05 feet; thence along the arc of said curve and said right of way line, a distance of 656.85 feet; thence South 80 degrees 27 minutes 54 seconds East and along said right of way line a distance of 1102.13 feet; thence North 01 degrees 10 minutes 03 seconds and leaving said right of way line, a distance of 77.36 feet to the point of beginning.