

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: J & L Enterprises, LLC

(Address)

241 Commercial
Park Circle
Calera, AL 35040

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIFTY THOUSAND, DOLLARS AND 00/100 (\$250,000.00)**-----

-----**DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee

herein, the receipt whereof is acknowledged, the **CITY OF CALERA AND THE INDUSTRIAL**

DEVELOPMENT BOARD OF THE CITY OF CALERA (herein referred to as Grantor, whether one or more),

grant, bargain, sell and convey unto **J & L ENTERPRISES, LLC** (herein referred to as Grantee, whether one or

more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 11-C-1 and 11-C-2, according to the Resurvey of Lot 11C of Calera South Industrial Park, as recorded in Map Book 35 page 68 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- Any minerals or mineral rights leased, granted or retained by prior owners.
- Taxes and assessments for the year 2008 and subsequent years.
- Easements as shown by recorded plat, including 15 foot utility and drainage easement on the Westerly, Northwesterly and Southerly sides; 30 foot utility drainage on the Easterly side of the land. (Lot 11-C-1)
- Easements as shown by recorded plat, including 30 foot utility and drainage on the Northerly and Easterly sides; and 15 foot utility and drainage on the Westerly and Southerly sides of the land. (Lot 11-C-2)
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 156 in Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1995-36729 in Probate Office.
- Release and Declaration of Covenants, dated December 22, 1995 and set out in Inst.#1995-36730 in the Probate Office.
- Restrictions, limitations, conditions and other provisions as set out in Map Book 26 Page 57, Map Book 33 page 134 and Map Book 35 Page 68 in the Probate Office.
- Release of Declaration of Covenants, dated 12-22-95, and set out in Inst. No. 1995-36730 in the Probate Office.

executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 6th
day of April, 2008.

CITY OF CALERA

George Roy
By: George Roy
Its: Mayor

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF CALERA

James Carden
By: James Carden
Its: Vice-Chairman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **George Roy, whose name as Mayor of the City of Calera and James Carden, whose name as Vice-Chairman of the Industrial Development Board of the City of Calera**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their respective capacities as such Mayor and Chairman, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2008.

Kara P. ...
Notary Public
My commission expires: 2/17/10