

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: J & L Enterprises, LLC
(Address) 241 Commercial Pl.
Cir., Calera, AL 35040
MINIMUM VALUE: \$186,210.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MIKE BALLARD and wife, PATSY BALLARD**, (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:

LOT 10, according to the Survey of Calera South Industrial Park, as recorded in Map Book 26 page 57 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 and not yet due and payable.
- 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(s) of damages as set out in instrument(s) recorded in Inst. #1995-36729 in Probate Office.
- Release of Declaration of Covenants, dated December 22, 1995, and set out in Inst. #1995-36730 in the Probate Office.
- The following matters set out in Map Book 26 page 57.
 - a) 40 foot easement on the Westerly side of the land.
 - b) 15 foot easement on the Northerly, southerly and easterly side of the land.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said

premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, 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 MAY, 2008.



MIKE BALLARD



PATSY BALLARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MIKE BALLARD AND PATSY BALLARD**, whose names are signed to the foregoing conveyance **EXCHANGE**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance **EXCHANGE**, they executed same voluntarily on the day the same bears date.

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



Notary Public
My commission expires: 8/13/09