



20101117000385720 1/3 \$153.00
Shelby Cnty Judge of Probate, AL
11/17/2010 12:49:16 PM FILED/CERT

STATE OF ALABAMA]
]
SHELBY COUNTY]

Shelby County, AL 11/17/2010

State of Alabama

Deed Tax : \$135.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned grantor, **CALERA DEVELOPMENT, INC.**, a Florida corporation, whose address is 850 Everee Inn Road, Griffin, Georgia 30224 (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LIB DEVELOPMENT, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), whose address is P.O. Box 99, Griffin, GA 30224, the following-described real estate, lying in the County of Shelby, State of Alabama, to-wit:

A parcel of real property located in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof.

As a part of the consideration for this Deed Grantee hereby assumes and agrees to pay the unpaid balance of principal and interest on the property in the amount of \$135,000.00 on a loan secured by a mortgage from Grantor to Colonial Bank, which is recorded in Instrument #20080122000026490, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- (1) Ad valorem taxes which may be due now or subsequent hereto.
- (2) All applicable zoning and subdivision restrictions.
- (3) Easements, restrictions, reservations, rights of way, and set back lines of record.
- (4) Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD the aforegranted premises in fee simple to the said GRANTEE, its successors and assigns, in fee simple absolute forever.

AND GRANTOR does for itself, its personal representatives, successors, estates, heirs, and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its respective personal representatives, successors, estates, heirs, and assigns, jointly and severally, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

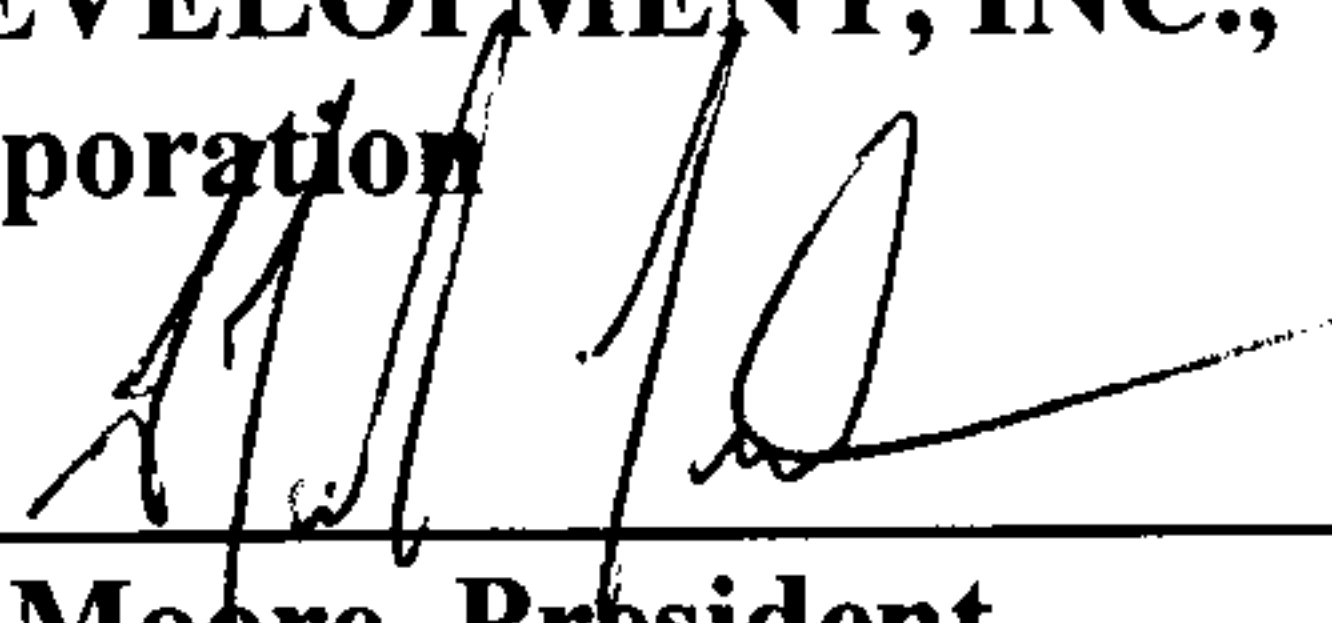


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IN WITNESS WHEREOF, the said GRANTOR has hereto set his/her/its/their hands and seals this the 7th day of October, 2010.

GRANTOR:

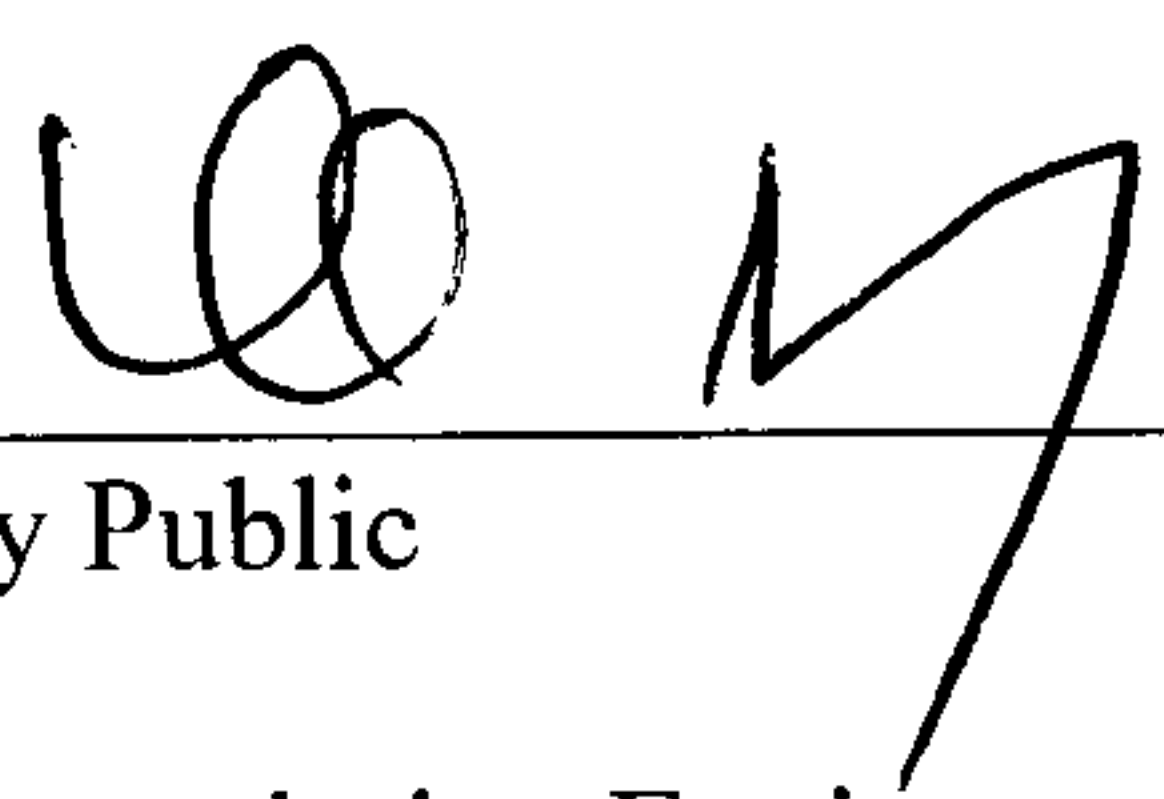
CALERA DEVELOPMENT, INC.,
a Florida corporation

By: 
T. Mark Moore, President

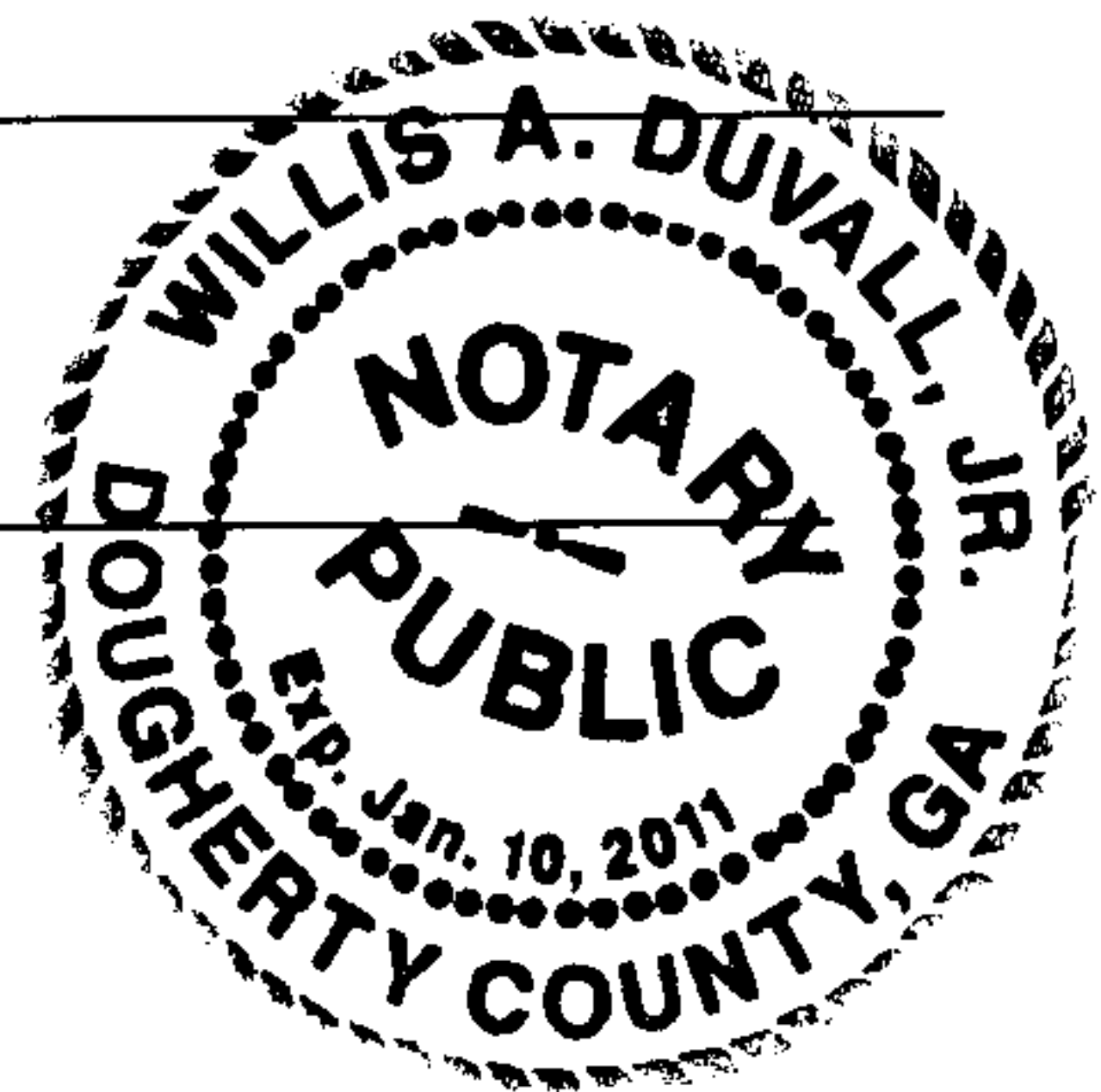
STATE OF GEORGIA)
)
DOUGHERTY COUNTY)

I, Willis A. DuVall, Jr., a Notary Public in and for said County in said State, hereby certify that T. Mark Moore, whose name as president of Calera Development, Inc., a Florida corporation, is signed to the foregoing instrument and (✓) who is known to me or () has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such president and with full authority, executed the same voluntarily on behalf of and as the act and deed of the said Calera Development, Inc. on the day the same bears date.

Given under my hand this 7th day of October, 2010.


Notary Public

My Commission Expires: _____



Prepared By:

Willis A. DuVall, Jr.
Moore, Clarke, DuVall & Rodgers, PC
P.O. Drawer 71727
Albany, GA 31708-1727



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Exhibit "A"

LOTS 3 AND 4, BLOCK 275 OF THE UNRECORDED MAP OF J. H. DUNSTAN'S MAP OF CALERA, ALABAMA AND BEING FURTHER DESCRIBED AS FOLLOWS: AT THE SW RIGHT OF WAY INTERSECTION OF ALABAMA HIGHWAY 25 AND 16TH STREET IN THE CITY OF CALERA, ALABAMA AS THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 59 MINUTES EAST FOR A DISTANCE OF 133.33 FEET ALONG THE WEST RIGHT OF WAY OF 16TH STREET; THENCE NORTH 89 DEGREES 44 MINUTES WEST FOR A DISTANCE OF 149.99 FEET; THENCE NORTH 07 DEGREES 39 MINUTES WEST FOR A DISTANCE OF 136.24 FEET TO THE SOUTH RIGHT OF WAY OF ALABAMA HIGHWAY 25; THENCE NORTH 89 DEGREES 07 MINUTES EAST FOR A DISTANCE OF 38.28 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 88 DEGREES 10 MINUTES EAST FOR A DISTANCE OF 116.03 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.