

This instrument was prepared by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051

Grantee's Address:

PO Box 1048
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-seven Thousand Six Hundred Ninety-eight and no/100 Dollars (\$147,698.00) (\$110,724.00 of which is paid by purchase money mortgage executed simultaneously herewith) to the undersigned Grantor, AFK Land, LLC, a limited liability company (herein 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 Davis Brothers Properties, an Alabama general partnership (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

PARCEL A:

A parcel of land situated in Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a railroad rail at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 17 minutes 07 seconds West along the East line of said section a distance of 326.06 feet to a 2.5" axle on the southwesterly right of way of Shelby County Highway 16, said point also being the POINT OF BEGINNING; thence South 00 degrees 17 minutes 16 seconds West a distance of 993.93 feet to a 2" capped pipe; thence South 00 degrees 20 minutes 02 seconds West a distance of 263.99 feet to a 2" steel bar; thence South 00 degrees 18 minutes 45 seconds West a distance of 1055.99 feet to a rebar capped Weimort 23008; thence South 00 degrees 08 minutes 46 seconds West a distance of 480.00 feet to a 2" steel rod; thence South 00 degrees 15 minutes 52 seconds West a distance of 229.98 feet to a 3/8" rebar, thence South 00 degrees 20 minutes 57 seconds West a distance of 1010.66 feet to a rebar capped Weimort 23008; thence South 44 degrees 46 minutes 51 seconds West leaving said East section line a distance of 285.60 feet to a 1/2" rebar on the South line of said Section 19; thence South 89 degrees 10 minutes 00 seconds West along the South line of said Section 19 a distance of 427.32 feet to a rebar capped EDG; thence North 02 degrees 00 minutes 46 seconds West leaving said South section line a distance of 202.53 feet to a rebar capped EDG; thence North 17 degrees 15 minutes 32 seconds West a distance of 2341.00 feet to a rebar capped EDG on the northwesterly line of a proposed right of way for the City of Calera; thence North 72 degrees 52 minutes 52 seconds East along said right of way a distance of 612.39 feet to a rebar capped EDG; thence North 44 degrees 56 minutes 08 seconds East along said right of way a distance of 466.79 feet to a rebar capped EDG; thence North 16 degrees 38 minutes 54 seconds East along said right of way a distance of 328.04 feet to a rebar capped EDG; thence South 87 degrees 42 minutes 34 seconds East and leaving said right of way a distance of 8.44 feet to a rebar capped EDG; thence North 00 degrees 22 minutes 04 seconds East a distance of 1259.19 feet to a rebar on the southwesterly right of way of Shelby County Highway 16 and a point on a curve to the left having a central angle of 10 degrees 32 minutes 13 seconds and a radius of 2331.86 feet, said curve subtended by a chord bearing South 49 degrees 27 minutes 05 seconds East and a chord distance

of 428.24 feet; thence along the arc of said curve and along said right of way a distance of 428.84 feet to the Point of Beginning.

According to the survey of Joseph Schifano, III, dated March 12, 2012.

Subject to ad valorem property taxes for 2012 and subsequent years, transmission line permits, easements, and rights of way of record. Also subject to terms, conditions, and limitations which may be applicable as contained in deeds recorded as Instrument Nos. 2008060200022074 and 2011121300037692 in the Probate Office of Shelby County, Alabama. Also subject to the provisions of an Agreement of Contiguous Property Owners dated the 3rd day of April, 2012, between Grantee, the Industrial Development Board of the City of Calera, and the City of Calera, Alabama; an Accomodation Agreement dated the 3rd day of April, 2012, between Grantee, the Industrial Development Board of the City of Calera, the City of Calera, Alabama, Gary M. Davis, Jeffrey L. Davis, Gail E. Davis, and Kathy Davis; and an Unimproved Land Sales Contract dated the 3rd day of April, 2012, between Grantor, Grantee, the Industrial Development Board of the City of Calera, and the City of Calera, Alabama.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, David Keith, who is authorized to execute this conveyance has hereunto set its signature and seal, this the 3rd day of April, 2012.

AFK Land, LLC

by David Keith
David Keith, as its managing member

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Keith, whose name as managing member of AFK Land, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 3rd day of April, 2012.



William R. Gentry
Notary Public

Shelby County, AL 04/05/2012
State of Alabama
Deed Tax: \$37.00