

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

Grantee's Address:
10947 Highway 25
Calera AL 35040

WARRANTY DEED



20120405000118060 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/05/2012 02:39:16 PM FILED/CERT

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) 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 the City of Calera, Alabama (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

PARCEL B:

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 rebar capped Weimort 23008 at the SE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 10 minutes 00 seconds West along the South line of said Section 19 a distance of 200.04 feet to a 1/2" rebar; thence continue along the last described course a distance of 427.32 feet to a rebar capped EDG at the POINT OF BEGINNING; thence continue along last described course a distance of 1331.07 feet to a 3" capped pipe; thence North 00 degrees 29 minutes 18 seconds East leaving said South section line a distance of 1125.86 feet to a rebar capped EDG; thence North 48 degrees 03 minutes 27 seconds West a distance of 990.80 feet to a rebar capped EDG on the northwesterly line of a proposed right of way for the City of Calera; thence North 47 degrees 33 minutes 03 seconds East along said right of way a distance of 561.70 feet to a rebar capped EDG; thence North 72 degrees 52 minutes 52 seconds East along said right of way a distance of 525.05 feet to a rebar capped EDG; thence North 27 degrees 52 minutes 52 seconds East along said right of way a distance of 35.36 feet to a rebar capped EDG; thence North 72 degrees 52 minutes 52 seconds East along said right of way a distance of 410.80 feet to a rebar capped EDG; thence South 62 degrees 07 minutes 08 seconds East along said right of way a distance of 35.36 feet to a rebar capped EDG; thence South 17 degrees 15 minutes 32 seconds East and leaving said right of way a distance of 2341.00 feet to a rebar capped EDG; thence South 02 degrees 00 minutes 46 seconds East a distance of 202.53 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 Davis Brothers Properties, an Alabama general partnership; an Accomodation Agreement dated the 3rd day of April, 2012, between Grantee, the Industrial Development Board of the City of Calera, Davis Brothers Properties, an Alabama general partnership, 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 Davis Brothers Properties, an Alabama general partnership.

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 hereto 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

20120405000118060 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/05/2012 02:39:16 PM FILED/CERT