


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

Grantee's Address:

PO Box 180  
Calera AL 35040

## WARRANTY DEED

  
20120405000118070 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/05/2012 02:39:17 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 Industrial Development Board of the City of Calera (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

### PARCEL C:

A parcel of land situated in Section 19, Township 22 South, Range 2 West and Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 24 North, Range 13 East; thence North 89 degrees 17 minutes 05 seconds East along the North line of said Section 5 a distance of 957.17 feet to a rebar capped F&W at the POINT OF BEGINNING; thence North 89 degrees 10 minutes 41 seconds East along the North line of said Section 5 and Section 4 a distance of 773.09 feet to a 3" capped pipe; thence South 03 degrees 51 minutes 39 seconds East and leaving the North line of Section 4 a distance of 811.31 feet to a rebar capped JPS; thence North 87 degrees 17 minutes 38 seconds East a distance of 1002.95 feet to a 2" open pipe; thence North 04 degrees 02 minutes 46 minutes West a distance of 776.08 feet to a 3" capped pipe; thence North 00 degrees 29 minutes 18 seconds East 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 northerly line of a proposed right of way for the City of Calera; thence South 47 degrees 33 minutes 03 seconds West along said right of way a distance of 265.06 feet to a rebar capped EDG; thence South 29 degrees 25 minutes 31 seconds West along said right of way a distance of 845.54 feet to a rebar capped EDG; thence North 74 degrees 17 minutes 16 seconds West and leaving said right of way a distance of 35.88 feet to a rebar capped F&W; thence South 23 degrees 55 minutes 40 seconds West a distance of 990.67 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,



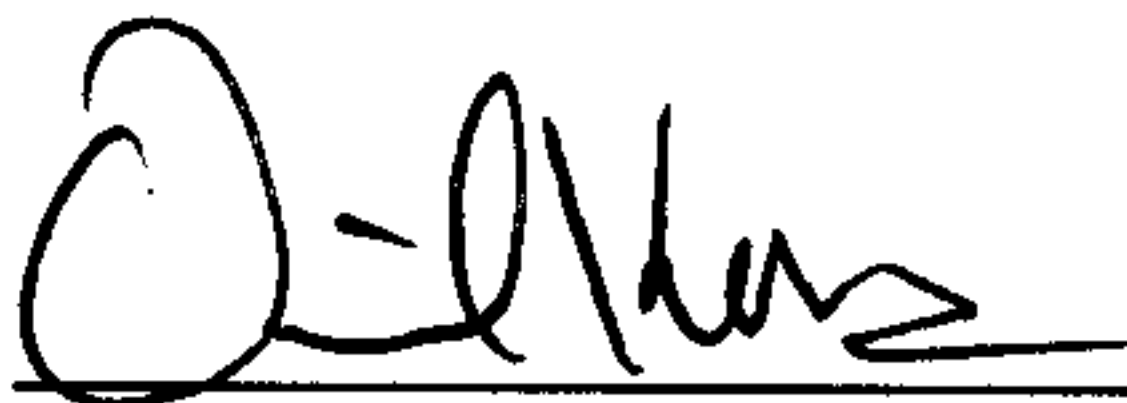
between Grantee, the City of Calera, Alabama, and Davis Brothers Properties, an Alabama general partnership; an Accomodation Agreement dated the 3rd day of April, 2012, between Grantee, the City of Calera, Alabama, Davis Brothers Properties, an Alabama general partnership, Gary M. Davis, Jeffrey L. Davis, Gail E. Davis, and Kathy Davis; and an Unimproved Land Sales Contract dated the 3rd day of April, 2012, between Grantor, Grantee, the City of Calera, Alabama, 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 

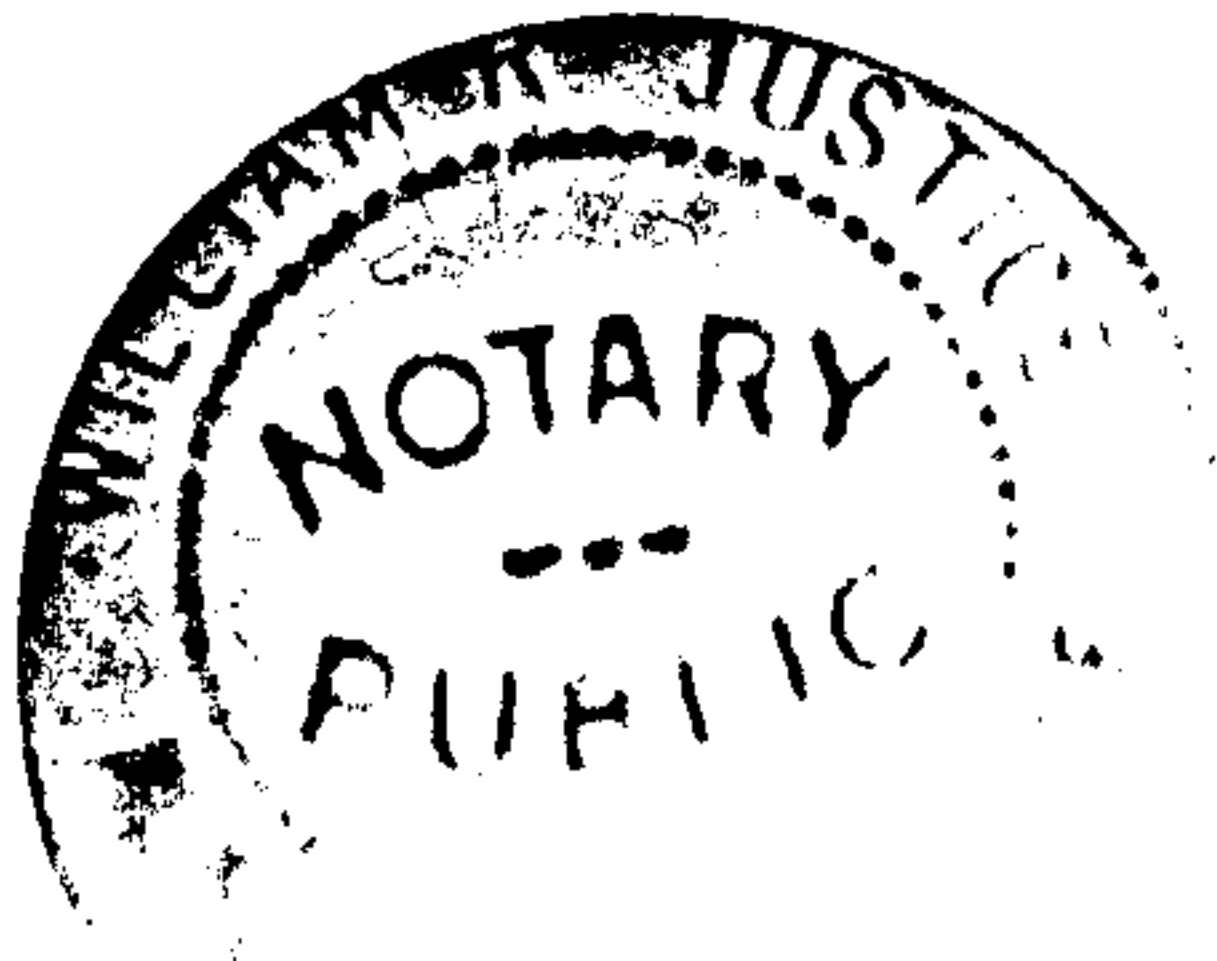
David Keith, as its managing member


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.



  
Notary Public



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