

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Alabama Dynamics, Inc.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Thousand Dollars and NO/00 (\$400,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***The Industrial Development Board of the Town of Calera*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Alabama Dynamics, Inc.*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of Nov., 2014.


20160908000325960 1/3 \$421.00
Shelby Cnty Judge of Probate, AL
09/08/2016 01:21:33 PM FILED/CERT

**The Industrial Development Board of
The Town of Calera**



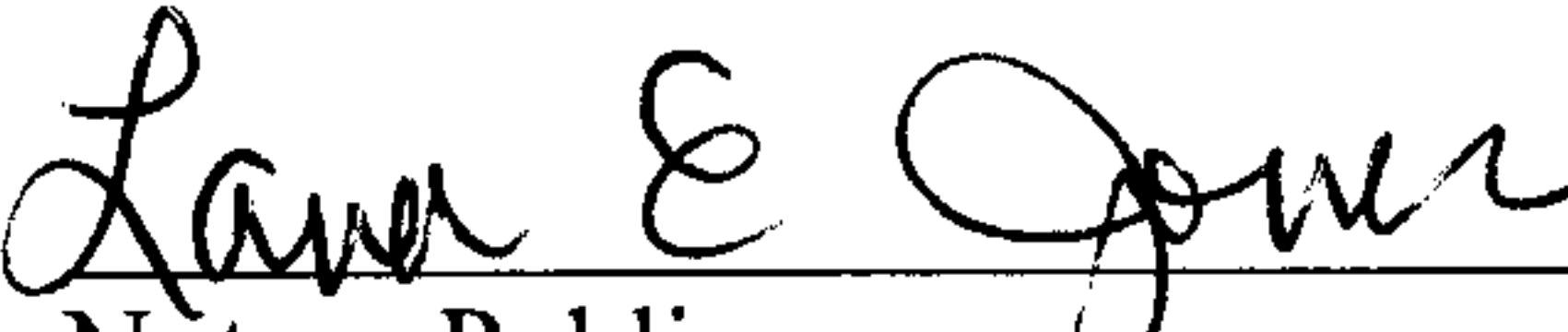
By:
As:

Shelby County, AL 09/08/2016
State of Alabama
Deed Tax: \$400.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schneider was Chairman of ***The Industrial Development Board of the Town of Calera***, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of Nov., 2014.



Notary Public **MY COMMISSION EXPIRES MAY 1, 2018**
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northeast Corner of Section 2, Township 24 North, Range 13 East; thence West along the base line a distance of 122 feet to a stake; thence run South 4° 12' East 16 feet to a point on the West right of way line of Interstate Highway I65; thence turn an angle to the left and run along said right of way line a distance of 579.82 to the centerline of an Alabama Power Company transmission line right of way and the point of beginning; thence continue in the same direction along the West right of way line of Interstate Highway I65 a distance of 385.08 feet; thence turn an angle of 96° 07' 32" to the right and run a distance of 623.57 feet; thence turn an angle of 89° 58' 36" to the right and run a distance of 818.43 feet to a point in the centerline of said Alabama Power Company transmission right of way; thence turn an angle of 126° 47' 42" to the right and run along said centerline of said Alabama Power Company transmission line a distance of 727.58 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Section 2, Township 24 North, Range 13 East, Shelby County, Alabama.


20160908000325960 2/3 \$421.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Industrial Dev Board
Mailing Address 90 City of Calera
Calera, AL 35040

Grantee's Name Alabama Dynamics
Mailing Address PO Box 1130
Calera, AL 35040

Property Address 1601 Foundry Rd
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 400,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/8/16

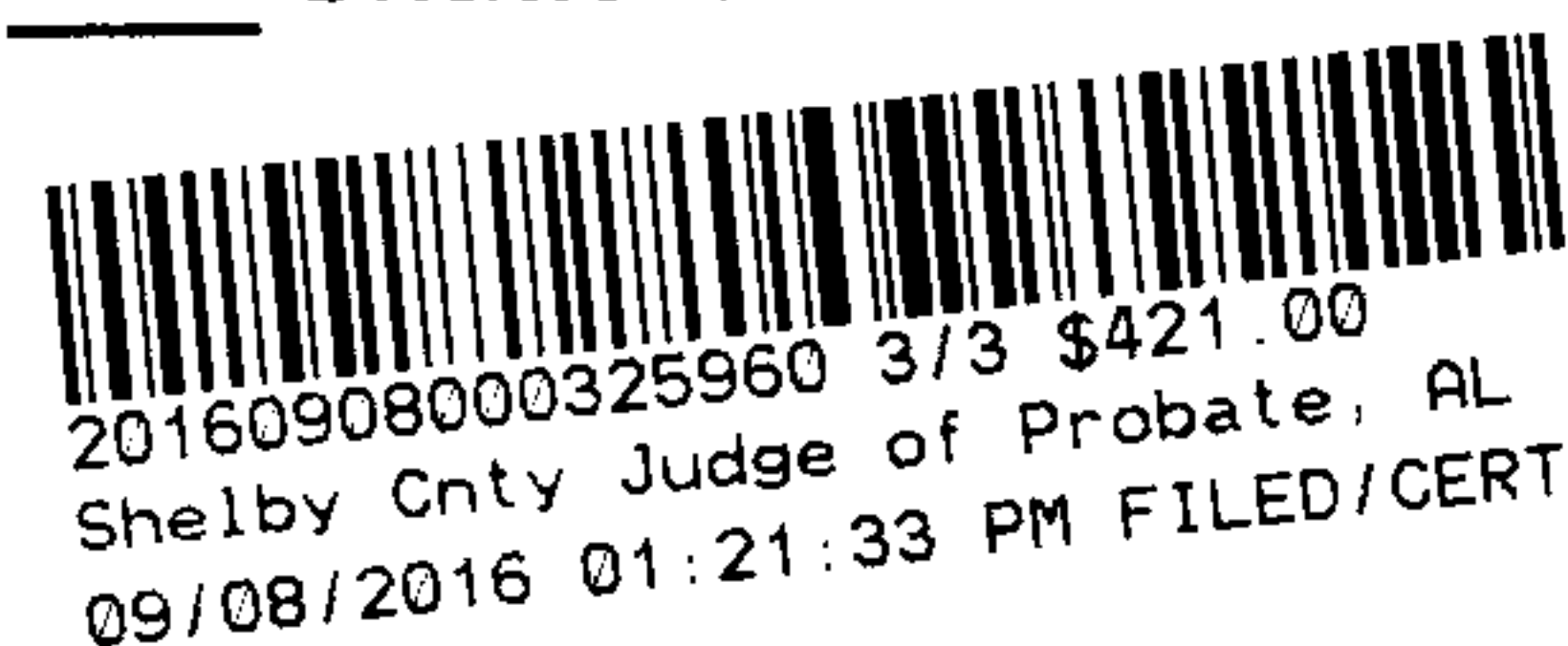
Print Barbara Ernest

Sign Barbara Ernest

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



Form RT-1