


PREPARED WITHOUT BENEFIT OF UPDATED SURVEY OR TITLE WORK

This instrument prepared by:

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Shelby County, AL 12/27/2018
State of Alabama
Deed Tax: \$142.00

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20181227000449500 1/6 \$172.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:44 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **CALERA SOUTHEAST, INC.**, an Alabama corporation (hereinafter "**Grantor**"), does hereby grant, bargain, sell and convey unto **CALERA DEVELOPMENT II, LLC**, an Alabama limited liability company (hereinafter "**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Subject to:

1. Taxes for the year 2018 and any subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever;
and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER
DEFEND all and singular the Property unto Grantee and its successors and assigns, against any
person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under
Grantor, but not otherwise.

WITNESS my hand and seal this 26 day of December 2018.

GRANTOR:

CALERA SOUTHEAST, INC.


Sidney M Bird III
By: Sidney M Bird III
As its: Pres

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sidney M Bird III as the President of **Calera Southeast, Inc.**, an
Alabama corporation, is signed to the foregoing and who is known to me, acknowledged before
me on this day that, being informed the contents of said document, he or she, as an officer and
with full authority, executed the same voluntarily for and as the act of said company on the date
below.

Subscribed and sworn to before me on this 26th day of December 2018.

Lamen Blair Hood
Notary Public
My Commission Expires: August 11, 2020


20181227000449500 2/6 \$172.00
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MY COMMISSION EXPIRES AUGUST 11, 2020

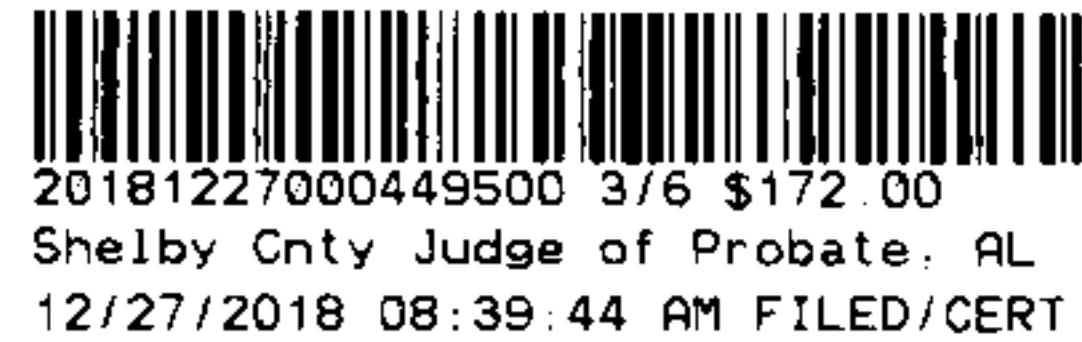


EXHIBIT A

Legal Description of Property

Lots 1, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 24, in Block 200, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama. LESS AND EXCEPT, property conveyed to the State of Alabama Inst. No. 1993-5310.

Lots 13, 14, 15, 16, 17, 18, 19 and 20, in Block 200, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, in Block 205, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 206, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 2, 3, 4, 5, 6, 7, lying West of Foundary Street and Lots 9, 10, 11, 12, 13, 14, 15, 16, in Block 208, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

All lots in Block 210, except Lots 7 and 8, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6 and 9, 10, 11, 12, 13, 14, 15, 16, in Block 211, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, in Block 212, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 213, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, in Block 214, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, in Block 219, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, in Block 220, according to the J.H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, in Block 221, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

All lots in Block 222, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 227, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, in Block 228, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, in Block 231, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, in Block 232, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

All of Block 233, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 234, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, in Block 241, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.


All of Block 242, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

All of Block 243, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the probate office of Shelby County, Alabama.

The above legal descriptions are intended to include the following tax parcel IDs:


35 1 02 2 001 045.000	35 1 02 1 001 015.000
35 1 02 2 001 045.001	35 1 02 1 001 015.001
35 1 02 2 001 046.000	35 1 02 2 001 001.000
35 1 02 2 001 046.001	35 1 02 1 001 006.001
35 1 02 2 001 046.002	35 1 02 1 001 006.002
35 1 02 2 001 044.000	35 1 02 1 001 006.003
35 1 02 2 001 044.001	35 1 02 1 001 006.000
35 1 02 2 001 043.001	35 1 02 1 001 005.001
35 1 02 2 001 043.000	35 1 02 1 001 005.000
35 1 02 2 001 042.001	28 5 22 3 001 032.000
35 1 02 2 001 042.000	28 5 22 3 001 031.000
35 1 02 2 001 001.001	28 5 22 3 001 030.000

Exhibit A – Legal Description


20181227000449500 4/6 \$172.00
Shelby Cnty Judge of Probate, AL
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28 5 22 3 001 029.000
28 5 22 3 001 028.000
28 5 22 3 001 027.000
28 5 22 3 001 026.000
28 5 22 3 001 025.000
28 5 22 3 001 023.000
28 5 22 3 001 016.000
28 5 22 3 001 018.000
28 5 22 3 001 022.000
28 5 21 4 000 033.000
28 5 21 4 000 032.000

28 5 21 4 000 010.000
28 5 21 4 000 006.000
28 5 21 4 000 007.000
28 5 21 4 000 008.000
28 5 21 4 000 009.000
28 5 21 1 003 014.000
28 5 21 1 003 012.000
28 5 21 4 000 003.000
28 5 21 4 000 003.002


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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 Calera Southeast, Inc.
Mailing Address PO Box 180
Calera, Alabama 35040
Attn: Mitt Schroeder

Grantee's Name Calera Development II, LLC
Mailing Address 17 N. 20th Street, Suite 300
B'ham, AL 35203
Attn: Jeffrey L. Smith

Property Address Various lots/parcels
Calera, Alabama

Date of Sale 12/26/18
Total Purchase Price \$ 141,666.67



20181227000449500 6/6 \$172.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:44 AM FILED/CERT

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 12/26/18

Print Jeffrey L. Smith

☒ Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one