

PREPARED WITHOUT BENEFIT OF UPDATED SURVEY OR TITLE WORK

This instrument prepared by:

John W. Clark IV, Esq.
CLARK LAW FIRM PC
The Landmark Center, Suite 600
Birmingham, Alabama 35203
Telephone: (205) 506-0075
Facsimile: (205) 506-0624

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

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20181227000449510 1/4 \$166.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:45 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 NORTHWEST, 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, casements, 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 NORTHWEST, 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 Northwest, 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.

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


20181227000449510 2/4 \$166.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:45 AM FILED/CERT

MY COMMISSION EXPIRES AUGUST 11, 2020

EXHIBIT A

Legal Description of Property

All Block 246, J.H. Dunstan's Map of the Town of Calera, Alabama.

Lots 1, 2, 3, 4, 5, 6, 7, Block 245, J.H. Dunstan's Map of the Town of Calera, Alabama.

The North Half of Lot 8, Block 202, J.H. Dunstan's Map of the Town of Calera, Alabama.

Lot 1, 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.

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

35 1 02 2 001 032.001
35 1 02 2 001 032.000
35 1 02 2 001 031.000
28 5 21 4 401 002.000
28 5 21 4 000 004.000


20181227000449510 3/4 \$166.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:45 AM FILED/CERT

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 Northwest, 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

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20181227000449510 4/4 \$166.00
Shelby Cnty Judge of Probate, AL
12/27/2018 08:39:45 AM FILED/CERT

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