

This instrument was prepared by

663

(Name) _____

(Address) _____

Corporation Form Warranty Deed

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Palham, Alabama 36124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

)

That in consideration of TEN AND NO/100TH (\$10.00)----- DOLLARS,

to the undersigned grantor, CASCADE INVESTMENT, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

COMMERCE DEVELOPERS, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

A 15 foot easement for sanitary sewer situated in the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along said 1/4 - 1/4 line a distance of 572.32 feet to the POINT OF BEGINNING of the herein described easement; thence continue in a Westerly direction along said 1/4 - 1/4 line a distance of 190.00 feet to a point; thence turn an interior angle of 96 deg. 08' 43" and run to the right in a Northwesterly direction a distance of 15.09 feet to a point on the Southerly lot line of Lot 2, Valley Commercial Park; thence turn an interior angle of 83 deg. 51' 17" and run to the right along the Southerly lot line of said Lot 2 a distance of 190.00 feet to a point; thence turn an interior angle of 96 deg. 08' 43" and run to the right in a Southeasterly direction a distance of 15.09 feet to the point of beginning of the herein described easement.

The easement is as described in Survey dated August 7, 1989, a copy of which is marked Exhibit "A", attached to and made a part of this Warranty Deed.

GRANTEES' ADDRESS: PO DRAWER 1, CALERA, AL 35040

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 11 day of AUGUST 19 89

ATTEST:

Robert F. Neilsen
Secretary

CASCADE INVESTMENT, INC.

By Robert F. Neilsen
Robert F. Neilsen, President

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State,

hereby certify that ROBERT F. NEILSEN

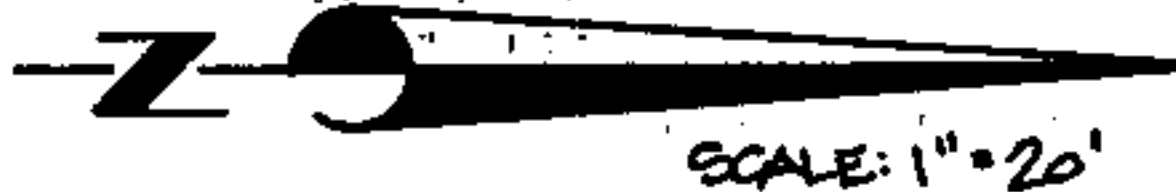
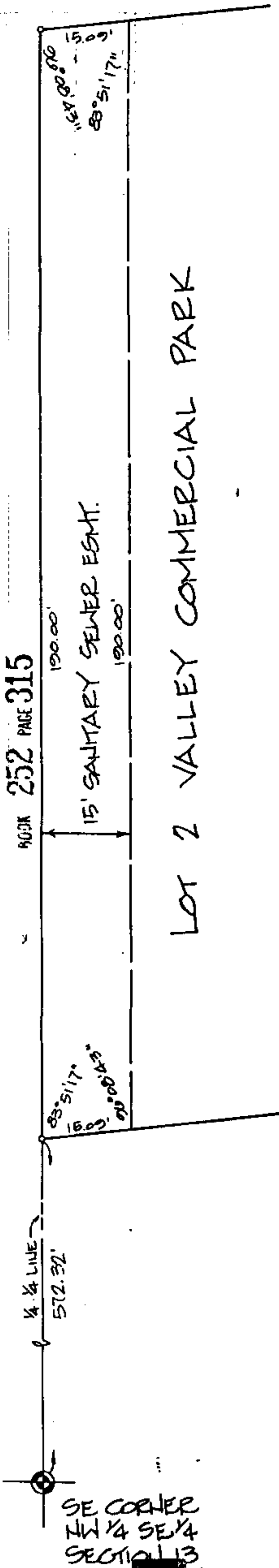
whose name as President of CASCADE INVESTMENT, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of AUGUST

19 89

Margarette H. Hilsen

Notary Public



Job # 88090
AUG. 7, 1989
DW: GHA
CKD: C.A.B.

STATE OF ALABAMA
SHELBY COUNTY

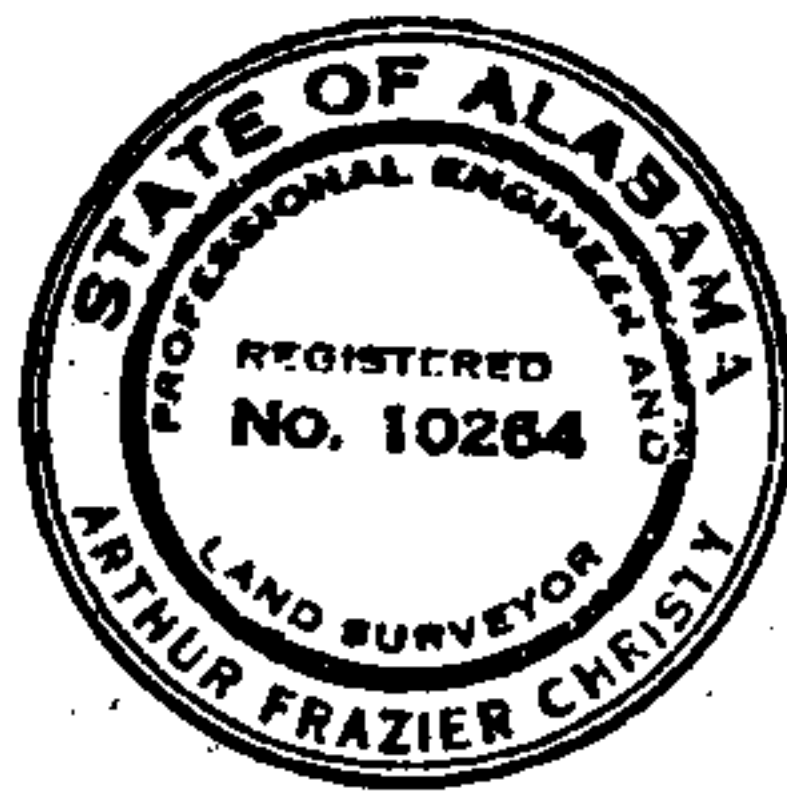
A 15 foot easement for sanitary sewer situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 572.32 feet to the POINT OF BEGINNING of the herein described easement; thence continue in a Westerly direction along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 190.00 feet to a point; thence turn an interior angle of $96^{\circ}08'43''$ and run to the right in a Northwesterly direction a distance of 15.09 feet to a point on the Southerly lot line of Lot 2, Valley Commercial Park; thence turn an interior angle of $83^{\circ}51'17''$ and run to the right along the Southerly lot line of said Lot 2 a distance of 190.00 feet to a point; thence turn an interior angle of $96^{\circ}08'43''$ and run to the right in a Southeasterly direction a distance of 15.09 feet to the point of beginning of the herein describe easement.

According to a survey made by me this 7th day of August, 1989.

A. Frazier Christy
A. Frazier Christy, AL P.E. & L.S. 10264

1. Deed Tax \$ 1.50
2. Misc. Fee —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 9.50



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILLED

89 AUG 22 AM 9:42

Thomas A. Shanks, Jr.
JUDGE OF PROBATE

EXHIBIT "A"

Margaret H. Hixson
Notary Public
August 11, 1989



MY COMMISSION EXPIRES
7-30-92

PARAGON ENGINEERING, INC.
CONSULTING ENGINEERS
BIRMINGHAM, ALABAMA

SE CORNER
NW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 13