

STATE OF ALABAMA)
SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to MANHASSETT BAY ASSOCIATES, a New York general partnership (the "Grantor") by THE CITY OF ALABASTER, located in Shelby County, Alabama (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in City of Alabaster, Shelby County, Alabama, to-wit:

A parcel of real property 60 feet wide, 30 feet on each side of the following described centerline:

Commence at the SouthWest corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama;

Thence run East along the South Section line 747.13 feet;

Thence turn left 90°-00'-00" and run North 321.63 feet to a point on the Northwest right-of-way of Shelby County Highway #11 and the point of beginning of said centerline;

Thence turn left 67°-20'-15" and run Northwest 343.25 feet to the point of a counter-clockwise curve having a delta angle of 20°-29'-14" and a radius of 830.04 feet;

Thence run along the arc of said curve 296.80 feet to the point of a clockwise curve having a delta angle of 20°-29'-14" and a radius of 830.04 feet;

Thence run along the arc of said curve 168.3 feet to the end of said centerline and right-of-way.

It is understood and agreed by and between the parties hereto that said property is conveyed subject to the following terms, conditions, restrictions and limitations:

- (1) The property shall become dedicated as a public street upon acceptance of this instrument by the Grantee.

Lange Simpson

BOOK 289 PAGE 630

BOOK 289 PAGE 631

(2) All taxes for the tax year 1990 and subsequent years not yet due and payable, including any future adjustments, including rollbacks, that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

(3) Title to all minerals, including but not limited to coal, oil, and gas, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. It is the intention of the GRANTOR to convey to GRANTEE all GRANTOR'S right, title and interest in such minerals and mining rights, if any, which GRANTOR owns situated on or beneath the surface of subject real property, but without any warranty.

(4) Roads, public or private, rights-of-way, easements, railroad rights of way, easements and fees, streams and riparian rights thereto, where any of the foregoing are of record or reasonably apparent from the surface.

By joining in execution of this instrument the City of Alabaster does hereby agree to the terms, conditions, limitations, and restrictions set forth above.

TO HAVE AND TO HOLD, to the said Grantee, and its successors, and assigns forever.

AND THE GRANTOR DOES, for itself and its successors and assigns, covenant with the said Grantee, and the Grantee's successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and its successors and assigns shall warrant and defend the same to the said Grantee, the Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on this 27 day of March, 1990.

GRANTOR:

MANHASSET BAY ASSOCIATES,
a New York general partnership

By:



Its Authorized Partner

GRANTEE:

CITY OF ALABASTER accepts pursuant to Resolution No. 237, dated the 5th day of April, 1990

By: Roger N. Wheeler
Its Mayor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Richard Hughes, whose name as authorized partner of MANHASSET BAY ASSOCIATES, a New York general partnership, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such authorized partner and with full authority, executed the same voluntarily for and as the act of said MANHASSET BAY ASSOCIATES, a New York general partnership.

Given under my hand and official seal this the 27th day of March, 1990.

Sam P. Doherty
Notary Public
My Commission Expires: 3/17/94

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Roger N. Wheeler, whose name as Mayor of the CITY OF ALABASTER, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said CITY OF ALABASTER.

Given under my hand and official seal this the 20th day of April, 1990.

Audrea L. Jones
Notary Public
My Commission Expires: 3/14/92

This Instrument Prepared By:

Michael B. O'Connor
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

BOOK 289 PAGE 633

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

90 MAY -3 AM 8:42

Robert R. Somerville
JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Mtg. Tax	\$	
3. Recording Fee	\$	10.00
4. Indexing Fee	\$	9.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	14.50