

# WARRANTY DEED

✓ This instrument was prepared by  
 Steven R. Sears, attorney  
 655 Main Street, BX Four  
 Montevallo, AL 35115+0004  
 telephone: 665-1211  
 without benefit of title evidence.

Please send tax notices to:

Shelby County Habitat for Humanity, Inc  
 BX 88  
 Montevallo, AL 35115

State of Alabama)  
 County of Shelby)

Know all men by these presents, that in consideration of twenty-four thousand dollars, and a gift of the remainder of its value, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Terry Arnold and Richard G Anderson, both married men, of Montevallo, AL 35115, do grant, bargain, sell, and convey unto Shelby County Habitat for Humanity, Inc. an Alabama Nonprofit Corporation, of BX 88, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

## PARCEL B

09/03/1997-28083  
 08:59 AM CERTIFIED

A parcel of land in the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of §20, Twp 22S, R3W more particularly described as:

Commence at the NE corner of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of §20, Twp 22S, R3W, thence run W along the N line of said § for 42.62 feet to the W right of way line of Dogwood Road (County Highway 17) (right of way width varies) thence turn a deflection angle left of 92°06'41" and leaving said N line run southerly along said right of way lines 167.14 feet to the right of way line of Shelby County Highway 206 (right of way width varies) thence leaving said W and N right of way run along last described course 200 feet to the point of intersection of the aforementioned westerly right of way line of Shelby County Highway 17 and the right of way of Shelby County 206 and to the point of beginning: Thence continue southerly along said westerly right of way line and along the last described course 327.98 feet to a nontangent curve to the left having a central angle of 07°52'18", a radius of 1185.92 feet, and a chord of 162.8 feet which forms an interior angle to the left of 182°43'16" with the last described course; thence continue southerly along said right of way line and along the arc of said curve 162.93 feet; thence turn an interior angle left of 101°57'02", as measured from the chord of said curve, and leaving

said right of way line run southwesterly 247.99 feet to the centerline of an unnamed creek, approximately represented by the following calls, which forms the westerly margin of said property; thence turn an interior angle to the left of  $69^{\circ}30'46''$  and run northerly along said centerline 47.37 feet; thence turn an interior angle left of  $257^{\circ}39'19''$  and run northwesterly along said centerline 63.78 feet; thence turn an interior angle left of  $134^{\circ}20'22''$  and run northwesterly along said centerline 365.84 feet; thence turn an interior angle left of  $137^{\circ}02'32''$  and run northeasterly along said centerline 87.63 feet; thence turn an interior angle left of  $203^{\circ}57'34''$  and run northerly along said centerline 67.65 feet; thence turn an interior angle left of  $229^{\circ}18'54''$  and run northwesterly along said centerline 75.4 feet; thence turn an interior angle left of  $138^{\circ}06'07''$  and run northwesterly along said centerline  $\pm 40.86$  feet to the aforementioned southerly right of way of County Road #206 and to a nontangent curve to the left having a central angle of  $08^{\circ}33'49''$ , a radius of 199.16 feet, and a chord of 29.74 feet which forms an interior angle to the left of  $69^{\circ}46'29''$  as measured from the previous course; thence run easterly along said right of way line and along the arc of said curve 29.77 feet; thence turn an interior angle left of  $274^{\circ}16'54''$  as measured from the chord of said curve, and run northerly along said right of way line 10 feet; thence turn an interior angle to the left  $90^{\circ}$  and run easterly along said right of way line 405.30 feet; thence turn an interior angle left  $135^{\circ}57'24''$  and run southerly along said right of way line 100.65 feet to the Point of Beginning. Contains  $\pm 5.35$  acres.

Denominated Parcel B according to a survey of G Rowland Jackins, Ala PLS 18398, done August 16, 1997.

Reserved herefrom, and retained by grantors, are ① an easement appurtenant to and running with the conveyed parcel and another parcel of land adjoining the conveyed parcel to the W, for ingress to and egress from the said adjoining parcel across the conveyed parcel, of a width and position sufficient to serve any future residential development of the said adjoining parcel, as approved or required by the Shelby County Planning Commission or the Montevallo City Planning Commission or their successor organizations; ② an easement appurtenant to and running with the conveyed parcel and another parcel of land adjoining the conveyed parcel to the W, for the construction and maintenance of a viable gravity flow sanitary sewer from the said adjoining parcel across the conveyed parcel, of a width and position sufficient to serve any future residential development of the said adjoining parcel, as approved or required by the Shelby County Planning Commission or the Montevallo City Planning Commission or their successor organizations. This easement includes the right to tap any sewer lines installed by grantee at an appropriately located manhole, provided said tapping or connection is approved by the said Shelby County Planning Commission or the Montevallo City Planning Commission and the Shelby County Health Department.



No development activity shall adversely affect the creek on the W boundary of the property.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

Terry Arnold and Richard G Anderson, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons. \*

In witness whereof, we, Terry Arnold and Richard G Anderson, have set our hands and seals, this 28 August 1997.

Witness:

*R. A. Sutton*

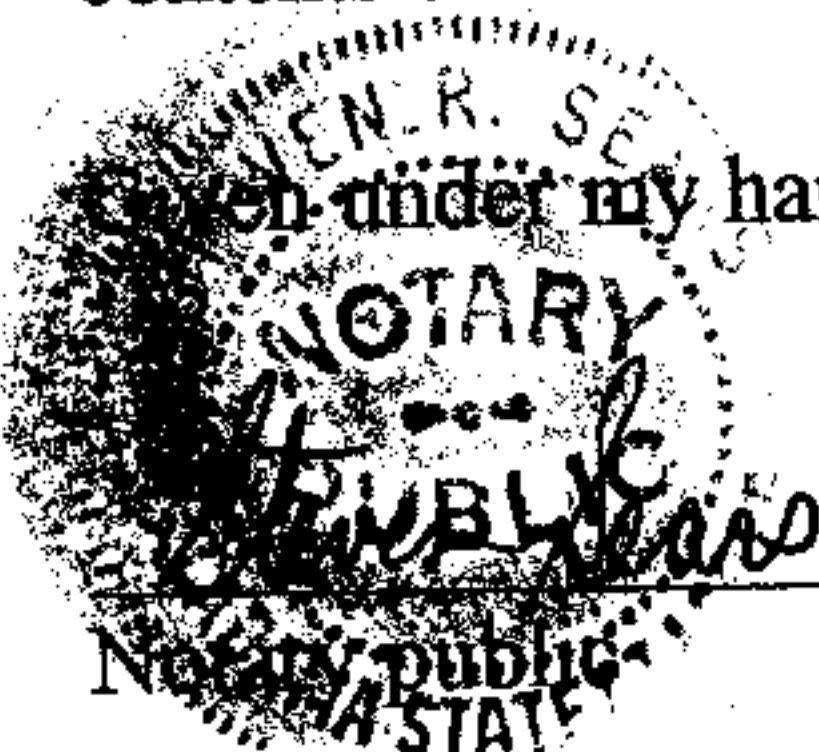
*Terry Arnold* (Seal)  
Terry Arnold

*Richard G Anderson* (Seal)  
Richard G Anderson

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Terry Arnold and Richard G Anderson, whose names are signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 August 1997.



My Notarial Commission expires March 7, 1998

Inst # 1997-28083

09/03/1997-28083  
08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCD 43.50