

*100,000⁰⁰
Send tax notice to:
Novus Utility Services, Inc.
Edward R. Becker
728 Volare Drive
Birmingham, AL 35244

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, River Place, L.L.C., (herein referred to as grantor), grant, bargain, sell and convey unto Novus Utility Services, Inc., (herein referred to as grantee) in fee simple, subject to any below enumerated exceptions and reservations, the following described real estate, together with all improvements located thereon, situated in Shelby County, Alabama, to wit:

Part of the NW 1/4 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing crimp iron pin, being the most Westerly corner of Lot 1A, Altadena Park Resurvey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, Page 111, run in a Northwesterly direction, along the Northeast right-of-way line of Old Caldwell Mill Road, for a distance of 245.65 feet to an existing crimp iron pin and being the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of 35°-18'-51" and a radius of 263.05 feet; thence turn an angle to the left and run in a Northwesterly direction, along the arc of said curve and along the Northeast right-of-way line of said Old Caldwell Mill Road, for a distance of 162.13 feet, to the point of ending of said curve; thence continue in a Northwesterly direction, along a line tangent to the end of said curve, and along the Northeast right-of-way line of said Old Caldwell Mill Road, for a distance of 231.58 feet; thence turn an angle to the right of 31°-45' and run in a Northwesterly direction for a distance of 67.96 feet to a point on the East right-of-way line of Caldwell Mill Road; thence turn an angle to the right of 31°-45' and run in a Northerly direction, along the East right-of-way line of said Caldwell Mill Road, for a distance of 162.68 feet to a point of intersection with a curve, said curve being concave in a Northwesterly direction and having a central angle of 3°-36'-16" and a radius of 2005.22 feet; thence turn an angle to the right (59°-20'-24" to the chord of said curve) and run in a Northeasterly direction, along the arc of said curve, for a distance of 126.15 feet to a point of reverse curve, said latest curve being concave in a Southerly direction and having a central angle of 36°-13'-17" and a radius of 58.97 feet; thence turn an angle to the right and run in a Northeasterly and Easterly direction, along the arc of said curve, for a distance of 37.28 feet to the point of ending of said curve; thence run in an Easterly direction, along a line tangent to the end of said curve, for a distance of 102.25 feet, to the point of beginning; thence turn an angle to the right of 63°-45'-02" and run in a Southeasterly direction for a distance of 55.01 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 91°-51'-45" and run in a

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Northeasterly direction for a distance of 150.88 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $94^{\circ}-18'-35''$ and run in a Northwesterly direction for a distance of 55.20 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $82^{\circ}-59'-55''$ and run in a Southwesterly direction for a distance of 144.88 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $90^{\circ}-49'-45''$ and run in a Southerly direction for a distance of 6.87 feet, more or less to the point of beginning. Containing 8635 square feet, more or less.

Together with a 20' easement for ingress and egress lying 10' on either side of the center line of said easement and said center line being more particularly described as follows:

From an existing crimp iron pin, being the most Westerly corner of Lot 1A, Altadena Park Resurvey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, Page 111, run in a Northwesterly direction, along the Northeast right-of-way line of Old Caldwell Mill Road, for a distance of 245.65 feet to an existing crimp iron pin and being the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of $35^{\circ}-18'-51''$ and a radius of 263.05 feet; thence turn an angle to the left and run in a Northwesterly direction, along the arc of said curve and along the Northeast right-of-way line of said Old Caldwell Mill Road, for a distance of 162.13 feet, to the point of ending of said curve; thence continue in a Northwesterly direction, along a line tangent to the end of said curve, and along the Northeast right-of-way line of said Old Caldwell Mill Road, for a distance of 231.58 feet; thence turn an angle to the right of $31^{\circ}-45'$ and run in a Northwesterly direction for a distance of 67.96 feet to a point on the East right-of-way line of Caldwell Mill Road; thence turn an angle to the right of $31^{\circ}-45'$ and run in a Northerly direction, along the East right-of-way line of said Caldwell Mill Road, for a distance of 162.68 feet to a point of intersection with a curve, being the point of beginning, said curve being concave in a Northwesterly direction and having a central angle of $3^{\circ}-36'-16''$ and a radius of 2005.22 feet; thence turn an angle to the right ($59^{\circ}-20'-24''$ to the chord of said curve) and run in a Northeasterly direction, along the arc of said curve, for a distance of 126.15 feet to a point of reverse curve, said latest curve being concave in a southerly direction and having a central angle of $36^{\circ}-13'-17''$ and a radius of 58.97 feet; thence turn an angle to the right and run in a Northeasterly and Easterly direction, along the arc of said curve, for a distance of 37.28 feet to the point of ending of said curve; thence run in an Easterly direction, along a line tangent to the end of said curve, for a distance of 102.25 feet, to the point of ending.

Together with an easement running along all existing sanitary sewer lines for construction, operation and maintenance of sanitary sewer.

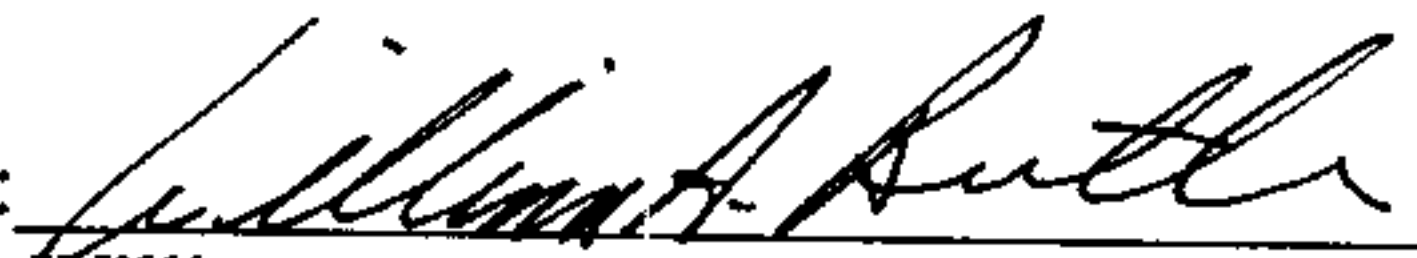
Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said fee simple grantee his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day the same bears date as follows:

RIVER PLACE, L.L.C.

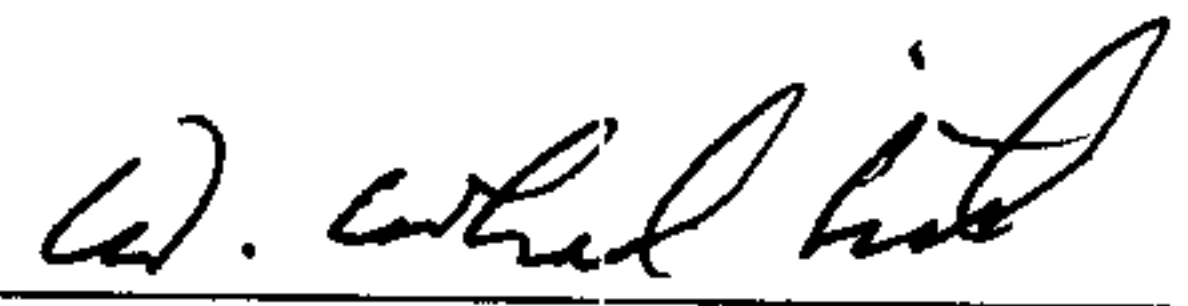
BY: Engel Properties, L.L.C.

BY: 
William A. Butler, Its Agent

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that William A. Butler, whose name as Agent of Engel Properties, L.L.C., an Alabama limited liability company, 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 said conveyance, he as such officer and with full authority, executed the same voluntarily for and on behalf of said corporation, acting in its capacity as general partner as aforesaid.

Given under my hand and official seal this the 11th day of April, 2001.


Notary Public
My Commission Expires: 9-10-2001

This Instrument prepared by:
W. Wheeler Smith, P. C.
3500 Independence Drive
Birmingham, AL 35209
205/879-9595

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