

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

H. R. Justice and wife, Hester K. Justice

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sterrett - Vandiver Water System, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, run Easterly along the North boundary of the SE $\frac{1}{4}$ of said Section 691.01 feet; thence turn an angle of 90 deg. to the right and run southerly 95.70 feet to the point of beginning; thence turn an angle of 90 deg. to the left and run 50 feet; thence turn an angle of 90 deg. to the right and run 50 feet; thence turn an angle of 90 deg. to the right and run 50 feet; thence turn an angle of 90 deg. to the right and run 50 feet to the point of beginning. This land being a part of Section 28, Township 18 South, Range 2 East and being 0.057 acres, more or less.

There is also conveyed to Grantee, its successors and assigns forever a perpetual right of way or easement for the purpose of egress and ingress and for the purpose of laying pipe and maintenance of the same, and for all other lawful purposes of Grantee its successors and assigns, over and along the hereinafter described property.

Beginning at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, run Easterly along the North boundary of the SE $\frac{1}{4}$ of said Section 691.01 feet; thence turn an angle of 90 deg. to the right and run southerly 145.7 feet to the point of beginning; thence turn an angle of 8 deg. 58' left and run 81 feet; thence turn an angle of 30 deg. 49' right and run 353.42 feet; thence turn an angle of 30 deg. 3' right and run 286.60 feet; thence turn an angle of 21 deg. 49' left and run 256.06 feet; thence turn an angle of 28 deg. 33' left and run 414.50 feet; thence turn an angle of 23 deg. right and run 300 feet; thence turn an angle of 24 deg. 30' left and run 215.78 feet; thence turn an angle of 20 deg. 38' right and run 234 feet to the center of a county road and end of easement centerline.



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Shelby Cnty Judge of Probate, AL
11/29/1971 12:00:00 AM FILED/CERT

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 23RD day of July, 1971.

BOOK 271 PAGE 283
STATE OF ALABAMA, SHELBY CO.
CERTIFICATE THIS INSTRUMENT WAS FILED
1971 NOV 29 PM 3:03
U.C.C. FILE NUMBER OR
REG. NO. & PAGE AS SHOWN ABOVE
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JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. R. Justice and wife, Hester K. Justice whose name are signed to the foregoing conveyance, and who are 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 23 day of July, A. D., 1971.

Fred M. Stowers
Notary Public.