

This instrument was prepared by

(Name) Harrison and Conwill, Attorneys at Law
P. O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED

1900

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 Dollars and other good and valuable consideration

to the undersigned grantor, Baker Dairy Farms, Inc., a corporation,
in hand paid by The Water Works Board of the Town of Calera

the receipt of which is hereby acknowledged, the said Baker Dairy Farms, Inc.

does by these presents, grant, bargain, sell and convey unto the said
The Water Works Board of the Town of Calera
the following described real estate, situated in Shelby County, Alabama.

A parcel of land in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, more particularly described as follows: Begin at the NE corner of the said quarter-quarter and run southerly along the east side of said quarter-quarter for 25.90 ft., thence turn an angle of 92 deg. 28 min. 25 sec. to the right and run 865.23 ft. to the point of beginning; then turn an angle of 90 deg. 30 min. 57 sec. left and run 100.0 ft., then turn an angle of 90 deg. 00 min. to the right and run 100.0 ft., then turn an angle to the right of 90 deg. 00 min. and run 100.0 ft., then turn an angle of 90 deg. 00 min. to the right and run 100.0 ft. back to the point of beginning. Also included is a 20 ft. wide permanent easement and a 40 ft. wide working easement both having the same centerline described as follows; from the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ run southerly along the east side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 35.9 ft., then turn an angle to the right of 92 deg. 28 min. 25 sec. and run 38.9 ft. to the point of beginning; then continue on same line along the centerline of said easements for 826.65 ft. to the east side of above described parcel. The east side of the above described easement is formed by the west right of way of Shelby County Road #107.

TO HAVE AND TO HOLD, To the said

The Water Works Board of the Town of Calera, its heirs and assigns forever.

And said Baker Dairy Farms, Inc. does for itself, its successors and assigns, covenant with said The Water Works Board of the Town of Calera, its

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

The Water Works Board of the Town of Calera, its

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Baker Dairy Farms, Inc.

President,

has hereto set its signature and seal, this the 19th day of January, 1976, who is authorized to execute this conveyance,

ATTEST:

BAKER DAIRY FARMS, INC.

Jennie R. Baker
Secretary

By Frank Thomas Baker
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Ann P. Snow, a Notary Public in and for said County, in said State, hereby certify that Frank Thomas Baker whose name as President of Baker Dairy Farms, 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 19th day of January, 1976.

Form ALA-32

19760123000004600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/23/1976 12:00:00AM FILED/CERT

Ann P. Snow
Notary Public