

This instrument was prepared by

1477

(Name) MITCHELL, GREEN, PINO & MEDARIS, P.C.

(Address) P. O. Box 766, Alabaster, Al. 35007

Form 1-1-27 Rev. 1-56

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,

WILLIAM M. SCHROEDER, SR., and wife, Dorothy D. Schroeder

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

CITY OF CALERA, a municipality

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

See description attached hereto and incorporated by reference as Exhibit C.

This conveyance is conditioned upon the City of Calera's acceptance of a Petition requesting annexation of the property upon which this real estate is located.

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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 day of 1985

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr. (Seal)
Dorothy D. Schroeder (Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY
the undersigned

I, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Sr. and wife, Dorothy D. Schroeder whose names 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 22nd day of October A. D., 1985

City of Calera

Carol Lowrey
Notary Public.
My Commission Expires 4-25-89

RIGHT OF WAY DESCRIPTION
FOR DEDICATION TO THE CITY OF CALERA
A PORTION OF THAT ROAD FROM SHELBY COUNTY HIGHWAY NO. 306
TO THE BUXAHATCHEE COUNTRY CLUB

STATE OF ALABAMA

SHELBY COUNTY, ALABAMA

I, Ben F. Carr, Jr., Alabama Registered Land Surveyor and Professional Engineer Number 8434, State of Alabama, hereby certify that this is a true description of a survey, made under my direction, on September 20, 1985, of a portion of an existing road, known as the Buxahatchee Country Club Road, which lies in Sections 23, and 22, T-22S, R2W, between Shelby County Highway No. 306 and the Buxahatchee Country Club, near Calera, Shelby County, Alabama, which survey was done to properly describe and locate the road for dedication, by the owner of the property across which the road crosses, of a 60 foot wide right of way for Public Use to the City of Calera, which right of way centerline is more specifically described as follows:

Commence at a 3/4" iron bar at the N.E. corner of the NW 1/4 of the SW 1/4 of Fractional Section 23, T-22S, R2W, as set by John Gary Ray (per his survey plat dated 10 June, 1985) thence northerly, 265.57 feet, along the eastern line of the SW 1/4 of the NW 1/4 of Section 23, T-22S, R2W (according to Mr. Ray's plat) to a 3/4" iron bar in the southwestern 40 foot right of way line of Shelby County Highway 306; thence continue northerly 51.70 feet along the quarter section line to the centerline of Shelby County Highway 306; thence left 50° 41'01", along the centerline of Shelby County Highway 306, for 365.73 feet, to the intersection of the centerline of Highway 306 with the projection of the centerline of the road to be dedicated, hereinafter called the Country Club Road (and that intersection being station 0+00 of the centerline hereafter described); thence 105° 28'30" left, 41.50 feet to the southwestern 40 foot right of way line of Highway 306, the point of beginning of the centerline of the 60 foot right of way dedication herein described; thence continue along the projection of the line last described to centerline station 0 + 64.93, the P.C. of an 11° 45'30.5" Degree (Arc Definition) curve (No. 1) to the left, with P.I. at Station 1+21.83, and delta left of 13° 19'15"; thence along curve number one 113.29 feet to P.T. at Station 1+78.22; thence along the forward tangent 51.08 feet to the P.C. of a 24° 29'05" curve (No. 2) to the right, with P.I. at station 3+15.90, and delta right of 40° 37'; thence along the curve number two 165.84 feet to the P.T. at Station 3+95.19; thence along the forward tangent 95.12 feet to the P.C. of a 3° 26'38.4" curve (No. 3) to the left, with P.I. at station 5+65.31, and delta left of 5° 09'45"; thence along curve number three 149.90 feet to the P.T. at Station 6+40.21; thence along the forward tangent 137.72 feet to the P.C. of a 2° 39'21" curve (No. 4) to the left, with P.I. at station 8+59.93, and delta left of 4° 21'15"; thence along curve number four 163.95 feet to the P.T. at station 9+41.88; thence along the forward tangent 102.94 feet to the P.C. of a 0° 54'22.4" curve (No. 5) to the right, with P.I. at Station 11+47.82, and delta right of 1° 52'; thence along curve number five 205.98 feet to the P.T. at station 12+50.80; thence along the forward tangent 61.83 feet to the P.C. of an 8° 46'57.4" curve (No. 6) to the right, with P.I. at station 13+77.77, and delta right of 11° 24'15"; thence along curve number six 129.85 feet to the P.T. at station 14+42.48, which station is also the P.C. of an 18° 34'08.2" curve (No. 7), and therefore a P.C.C., with curve number 7 being to the right, with P.I.,

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at Station 15+67.08, and delta right of 43°58'45"; thence along curve number seven 236.84 feet to the P.T. at station 16+79.32; thence along the forward tangent 43.00 feet to the P.C. of a 9°42'49" curve (No. 8) to the left, with P.I. at Station 18+68.02, and delta left of 27°45'; thence along curve number eight 285.68 feet to the P.T. at Station 20+08.00, with the point of ending of this dedication being at the intersection of curve number eight and the south boundary of the N 1/2 of the NE 1/4 of the SE 1/4 of Fractional Section 22, T-22S, R2W, which intersection occurs at station 19+50 more or less; and with the right of way dedication including the triangular parcels associated with the projections of the centerline, as described herein, and with the Southwestern right of way line of Highway 306 and the southern boundary of the N 1/2 of the NE 1/4 of the SE 1/4 of Section 22, where those triangular parcels lie southwest of the southwest right of way line of Highway 306, and north of the southern boundary of the N 1/2 of the NE 1/4 of the SE 1/4 of Section 22. (The survey notes and related calculations are on file in my office in Carr & Associates Field Book Number 12.)

By: Ben F. Carr, Jr. Date 9/27/85
Ben F. Carr, Jr., AL PE/LS #8434

BOOK 057-800

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

1986 JAN 20 AM 8:36

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		-
Mineral Tax		
Recording Fee		750
Index Fee		100
TOTAL	\$	850