

This instrument was prepared by

(Name) James O. Standridge #665-4114

(Address) P. O. Box #1, Montevallo, Alabama 35115

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-five thousand & 00/100 (\$45,000.00) dollars-----

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

J. K. CUNNINGHAM, JR. and wife, NETTIE B. CUNNINGHAM,

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

CITY OF MONTEVALLO, ALABAMA, a municipal corporation,

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

SEE ATTACHED DESCRIPTION

BOOK 066 PAGE 255

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 25th day of March, 19 86.

(Seal)

J. K. CUNNINGHAM, JR.

(Seal)

(Seal)

NETTIE B. CUNNINGHAM

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Teresa H. Lin, a Notary Public in and for said County, in said State, hereby certify that J. K. Cunningham, Jr. & wife, Nettie B. Cunningham 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 25th day of March A. D., 19 86

Teresa H. Lin

Notary Public.

BOOK 066 PAGE 256

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 3, Township 24 North, Range 12 East, and the Southwest 1/4 of fractional Section 28, Township 22 South, Range 3 West, in the City of Montevallo, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the centerline of Morgan Street and the centerline of Vine Street in said City of Montevallo, Alabama, thence Southeasterly along said centerline and extension of said centerline of Vine Street 464.47 feet; thence 31 degrees 00 minutes 31 seconds right 23.41 feet; thence 26 degrees 14 minutes 20 seconds left 126.91 feet; thence 30 degrees 41 minutes 19 seconds right 43.13 feet to the center of a concrete tank as now exists this date (March 11, 1986), said tank being constructed over Nelson Spring, said point being the point of beginning;

thence 37 degrees 44 minutes 13 seconds left 151.71 feet to a concrete monument; thence 11 degrees 32 minutes 03 seconds left 149.87 feet (measured, 150.00 feet deed) to an iron pin; thence 0 degrees 11 minutes 22 seconds left 372.12 feet along and with an existing fence line; thence 86 degrees 15 minutes 14 seconds right 349.65 feet to the Northwesterly right of way of Shelby County Highway No. 12; thence 86 degrees 54 minutes 12 seconds left 392.79 feet along and with said Northwesterly right of way; thence 93 degrees 23 minutes 03 seconds left and leaving said right of way 337.09 feet to the center of the top of an existing sanitary sewer manhole; thence 2 degrees 57 minutes 42 seconds left 449.75 feet to the center of the top of an existing sanitary sewer manhole; thence 15 degrees 38 minutes 49 seconds left 199.59 feet to the center of the top of an existing sanitary sewer manhole; thence 0 degrees 03 minutes 55 seconds left 226.60 feet to the center of the top of an existing sanitary sewer manhole; thence 3 degrees 51 minutes 34 seconds right 100.6 feet to the center of Shoal Creek; thence Southwesterly along the centerline of Shoal Creek 1,198 feet, more or less; thence 31.8 feet, more or less, Southeasterly to a point on an existing block wall on the Easterly edge of Shoal Creek; thence continue along last stated course 27.55 feet; thence 30 degrees 41 minutes 19 seconds left 43.13 feet to the center of the concrete tank constructed over Nelson Spring, the point of beginning.

Situated in Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT NO. 1986-111

1986 APR -1 AM 11:44

JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		500
4. Indexing Fee		100
TOTAL		600