

2047

WARRANTY DEED

2,000

This instrument was prepared by  
Steven R. Sears, attorney  
11 South Main Street, BX Four  
Montevallo, AL 35115-0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Charlene Horn Scott  
1630 Crossgate Drive  
Birmingham, AL 35216

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of an exchange of property and the fulfillment of an earlier promise to do so, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, The City of Montevallo Water Works and Sewage Board, Inc., an Alabama Corporation, of 53 South Main Street, Montevallo, AL 35115, does by these presents grant, bargain, sell, and convey unto Charlene Horn Scott, an unremarried widow, of 1630 Crossgate Drive, Birmingham, AL 35216 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of §15, Twp 22S, R3W, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said  $\frac{1}{4}$  run in a northerly direction along the W line of said  $\frac{1}{4}$  for a distance of 667.40 feet to the northeasterly corner of Lot 98, Indian Highlands 3d Addition as recorded in Map book 6, page 28, in the office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right of 91°05' and run in an easterly direction for a distance of 1,428.89 feet; thence turn an angle to the right of 66°38'44" and run in a southeasterly direction for a distance of 214.99 feet to the point of beginning; thence turn an angle to the right of 180°00' and run in a northwesterly direction for a distance of 214.99 feet; thence turn an angle to the right of 113°21'16" and run in an easterly direction for a distance of 265.00 feet; thence turn an angle to the right of 123°19'28" and run in a southwesterly direction for a distance of 241.15 feet to a point of a curve on the northerly right-of-way line of a proposed road, said curve being concave in a southerly direction and having a radius of 50 feet and the radius point being in a southwesterly extension of last mentioned course and a central angle of 56°40'44"; thence turn an angle to the right and run in a westerly direction along the arc of said curve for a distance of 149.46 feet to the point of beginning.

Also included is a 50 foot wide easement for street and utilities being 25 feet on either side of a centerline described as follows: Part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of §15, Twp 22S, R3W, Shelby County, Alabama, being more particularly described as follows: From the SW corner of said  $\frac{1}{4}$ , run in a northerly direction along the W line of said  $\frac{1}{4}$  for a distance of 184.40 feet to the centerline of the existing road right of way for Ute Street as shown on the plat of Indian Highlands 3d Addition as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Volume 6, page 28, being the point of beginning; thence turn an angle to the right of 90°43' and run in an easterly direction for a distance of 1288 feet to a point on a curve, said

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curve being concave in a NW direction having a radius of 231.67 feet and a central angle of 76°00'; thence turn an angle to the left and run along the arc of said curve a distance of 307.30 feet to the end of said curve, thence run along a line tangent to said curve in a northerly direction for a distance of 55.90 feet to the radius point of a 50 foot circle being the point of ending with the easement being 50 feet in all directions from said radius point, hereinafter referred to in part of this deed as "well site."

Subject to an option to repurchase by Vic-San, Inc., recited in a warranty deed from Vic-San, Inc. to grantor executed July 11, 1983 and recorded July 12, 1983 at deed book 348, pages 379-80 of the Shelby County Probate Records. It is the intent of this instrument to convey the land conveyed therein, whether or not correctly described above.

The conveyed property forms no part of the homestead of any grantor hereof. Subject to an easement to the Alabama Power Company as shown by instrument recorded in Real book 1, page 382 of the Shelby County Probate Office.

To have and to hold to the said grantee, her heirs and assigns forever.

I, The City of Montevallo Water Works and Sewage Board, Inc., does for itself and for its successors and assigns covenant with the said grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the said grantor by its President, who is authorized to execute this conveyance, hereto sets its signature and seal this 20 June 1988.

Attest:

The City of Montevallo Water Works  
and Sewage Board, Inc., by

  
Donald H. Hughes, Secretary

 (Seal)  
Claud Elledge, Chairman

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Claud Elledge, whose name as chairman of The City of Montevallo Water Works and Sewage Board, Inc., 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 on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 20 June 1988.

  
Notary public My Commission Expires 28 February 1990

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JUDGE OF PROBATE