

SEND TAX NOTICE TO:

(Name) Spring Creek Water Authority
Route 1, Box 2005
(Address) Shelby, Alabama 35143

2119

This instrument was prepared by
(Name) Wade H. Morton, Jr., Attorney at Law

(Address) 113 South Main Street, Post Office Box 1227, Columbiana, Alabama 35051

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 THREE THOUSAND FIVE HUNDRED and NO/100-----(\$3,500.00) DOLLARS

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

TURNER R. THOMPSON, a married man,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
SPRING CREEK WATER AUTHORITY, a public corporation,

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

SURFACE RIGHTS ONLY TO the real property described in attached Schedule "A".

SUBJECT to the following liens, encumbrances, limitations and easements:

1. Taxes for 1989, but Grantors are solely responsible for payment of the 1989 Tax Bill. Grantee shall assess and pay taxes for 1990 and subsequent years.
2. Title to minerals underlying caption lands and mining rights and privileges belonging thereto, as reserved in Real Record 106, at Pages 228-230, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to conditions as shown in deed recorded in Real Record 106, at Pages 228-230, in said Probate Records.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

The above described real property does not constitute any part of the homestead of Grantor or of his wife Shelia Kay M. Thompson, both of whom reside at Route 1, Box 2020, Shelby, Alabama 35143.

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, I have hereunto set MY hands(s) and seal(s), this 31st day of JANUARY, 1989.

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.....(Seal)
.....(Seal)
.....(Seal)

Turner R. Thompson (Seal)
Turner R. Thompson(Seal)
.....(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Turner R. Thompson, a married man, whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1989.

Wade H. Morton, Jr.

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

SURFACE RIGHTS ONLY TO:

That portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama lying South of paved Shelby County Highway #46 described as follows: Commence at a point on the South side of Shelby County Highway #46 where Spring Creek Water Authority's present East property line (formerly Gulf States Paper Corporation's East line) under deed from Gulf States Paper Corporation to Spring Creek Water Authority recorded in Real Book 106, at Pages 228-230, in the Office of the Judge of Probate of Shelby County, Alabama, intersects the road surface and proceeds South along said property line a distance of 150 feet to the point of beginning, said point of beginning also being the Southeastern corner of the Spring Creek Water Authority's present lot, and evidenced by an iron pin; thence continue along a Southern prolongation of the Spring Creek Water Authority's present East property line 129.72 feet to an iron pin in the Northern edge or margin of a branch, as it presently exists; thence Westerly along the Northern edge of the branch as it presently exists, whose meanders are described as follows: From the Southern prolongation of the line last described turn right 69 deg. 05 min. 03 sec. for 15.92 feet; thence continue along the meanders of the Northern edge of the branch from the Western prolongation of the line last described, 38 deg. 40 min. 42 sec. left for 17.90 feet to a point below the centerline of a power line; thence deflect 84 deg. 02 min. 47 sec. right for 39.97 feet; thence deflect 5 deg. 45 min. 57 sec. left for 30.24 feet; thence deflect 7 deg. 37 min. 44 sec. left for 63.56 feet; thence deflect 34 deg. 49 min. 03 sec. right for 41.15 feet to an iron pin in the Northern edge of the branch; thence Northerly from the meanders of the branch deflect 44 deg. 07 min. 20 sec. right for 82.88 feet to a point in the Southern property line of the Spring Creek Water Authority's present lot; thence deflect 90 deg. 00 min. 10 sec. right for 180 feet along the said Southern lot line to the point of beginning. Containing 0.513 acres according to survey dated January 29, 1989 by Benjamin F. Carr, Jr., Registered Land Surveyor #8434.

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SIGNED FOR IDENTIFICATION:

Turner R. Thompson
 Turner R. Thompson

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

89 JAN 31 PM 3:47

Thomas R. Shouder, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	9.50