

1787

Page 1 of 2
This instrument prepared by:

Name: <u>Norman W. Lipscomb</u>	OO	O	SEC	T	R
Address: <u>1400 River Road, N.E.</u>					
<u>Tuscaloosa, Alabama, 35404</u>					
Source of Title:					
Book: _____ Page: _____					
Book: _____ Page: _____					

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of One Hundred and No/100 Dollars (\$100.00), to the undersigned GRANTOR, WESTERVELT LAND COMPANY, INC., in hand paid by the GRANTEE, SPRING CREEK WATER AUTHORITY, a public corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, WESTERVELT LAND COMPANY, INC., has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto SPRING CREEK WATER AUTHORITY, the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly founded and described as follows:

A non-exclusive access easement described as follows:

A strip of land as a non exclusive easement, for access, and including installation and maintenance of water, power, and instrumentation lines located in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 24 North, Range 15 East; thence easterly along the north line of Section 10, 30 feet to the point of beginning of the centerline of an easement, being 30 feet each side of the centerline hereinafter described, or projections thereof to enable the sidelines of the easement to extend to property lines; thence southerly, and parallel with the west line of the Northeast 1/4 of the Northeast 1/4 of Section 10, approximately 800 feet to the north right of way line of Highway 46, the point of ending of the centerline of the easement. The above described easement contains approximately 48,000 square feet, or 1.102 acres, more or less. A stipulation of this easement is that the proposed water line be located 25 feet east of the above described centerline, and that the access road be located along the centerline.

GRANTOR RESERVES unto itself, its successors and assigns, the right to use the above described access easement.

BOOK 232 PAGE 117

Return to: Wade Morton

GRANTOR RESERVES unto itself, its successors and assigns, the right to construct a road on the above described access easement at any time. At such time Grantor constructs a road on the above described access easement, Grantee will retain the right to use said road to access its water tank site.

TO HAVE AND TO HOLD, the aforegranted non-exclusive access easement to the said SPRING CREEK WATER AUTHORITY, its successors and assigns forever.

IN WITNESS WHEREOF, the said WESTERVELT LAND COMPANY, INC. has hereunto set its signature by F. T. Hixon, its Vice President, who is duly authorized on this the 17th day of March, 1989.

ATTEST:

Charles Amis
Its Secretary

WESTERVELT LAND COMPANY, INC.

By: F. T. Hixon
F. T. Hixon, Vice President

BOOK 232 PAGE 118

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Sandra Garner, a Notary Public in and for said county, in said state, hereby certify that F. T. Hixon, whose name as Vice President, of WESTERVELT LAND COMPANY, 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 17th day of March, 1989.

Sandra Garner
Notary Public SANDRA GARNER
NOTARY PUBLIC
Alabama State at Large
My Commission Expires
April 22, 1992

My commission expires:
April 22, 1992

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: Spring Creek Water Authority

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

89 MAR 27 PM 1:40

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 50
2. Mfg. Tax _____
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 650