

This instrument was prepared by Conwill & Justice, Attorneys at Law,
P. O. Box 557, Columbiana, Alabama 35051

1157

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HOWARD N. RIGSBY and wife, BELLE E. RIGSBY (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CITY OF COLUMBIANA, 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:

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A parcel of land located in the West 4.20 chains of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 59 min. East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway No. 70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764.0 feet to a point on the South right-of-way line of said highway; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 49 min. East a distance of 365.0 feet to the point of beginning of parcel herein conveyed; thence continue South 2 deg. 49 min. East a distance of 160 feet; thence turn an angle of 78 deg. 15 min. to the right and run South 75 deg. 26 min. West a distance of 125 feet; thence turn an angle of 101 deg. 45 min. to the right and run North 2 deg. 49 min. West a distance of 160 feet; thence turn an angle of 78 deg. 15 min. to the right and run North 75 deg. 26 min. East a distance of 125 feet to the said point of beginning.

ALSO, the use of a certain private road 20 feet in width along the West line of the above described parcel of land, said road extending from the said Alabama Highway #70 to the Southwest corner of the parcel of land above described, together with free ingress and egress at all times and forever hereafter into, along and out of said private road, in common with the said grantors, their heirs and assigns, situated in Shelby County, Alabama.

Grantee's address

P.O. Box 528

Columbiana, AL 35051

ALSO, a parcel of land located in the West 4.20 chains of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows in accord with a survey of the same completed by Frank W. Wheeler, a Registered Land Surveyor on December 14th, 1959: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 59 min. East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway #70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764.0 feet to a point on the South right-of-way line of said Highway; which said point is the point of beginning of the parcel of land hereby conveyed; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 49 min. East a distance of 125 feet; thence turn an angle of 78 deg. 15 min. to the right and run South 75 deg. 26 min. West a distance of 125 feet; thence turn an angle of 101 deg. 45 min. to the right and run North 2 deg. 49 min. West a distance of 125 feet to a point on the South right-of-way line of said highway; thence turn an angle of 78 deg. 15 min. to the right and run North 75 deg. 26 min. East along the South right-of-way line of said Highway a distance of 125.0 feet to the said point of beginning, SUBJECT TO easements of record and situated in Shelby County, Alabama.

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ALSO, Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run South 39 deg. 01 min. East a distance of 1067.56 feet; thence turn an angle of 24 deg. 02 min. to the right and run a distance of 210 feet; thence turn an angle of 89 deg. 45 min. to the right and run a distance of 1764.00 feet; thence turn an angle of 00 deg. 40 min. to the right and run a distance of 125 feet; thence turn an angle of 1 deg. 04 min. to the right and run a distance of 20.46 feet to the point of beginning of the land herein conveyed; from said point of beginning, continue Westerly along the South right-of-way line of Alabama Highway No. 70 a distance of 123.04 feet to the East line of lands heretofore conveyed by Harris M. Gordon and Ruth L. Gordon to The Industrial Development Board of the Town of Columbiana by deed dated July 12, 1960; thence turn an angle of 84 deg. 30 min. to the left and run Southerly 530.40 feet along said East line to the North line of lands belonging to the City of Columbiana as described in Deed Book 218 at page 592 as recorded in the Probate Office of Shelby County, Alabama; thence turn an angle of 103 deg. 19 min. to the left and run Northeasterly along the said lands belonging to the City of Columbiana 145.46 feet, more or less, to the West line of a 20 foot private road leading in a Southerly direction from State Highway No. 70; thence run in a Northerly direction along the West line of said 20 foot private road 520 feet, more or less, to the point of beginning of the land herein conveyed; said land being situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27 and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, all in Township 21 South, Range 1 West; SUBJECT, however, to easements of record. It is the intent of the parties hereto that the conveyance shall cover all lands owned by the grantors, Harris M. Gordon and Ruth L. Gordon, in the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 27 and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, all in Township 21, Range 1 West, Shelby County, Alabama.

ALSO, Lot 2 according to survey of Frank W. Wheeler, Alabama Reg. Lic. No. 3385, dated December 14, 1959, which said Lot 2 is more particularly described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 59 min. East a distance of 210.0 feet to a point on the North R.O.W. line of Alabama Highway #70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764.0 feet to a point on the South R.O.W. line of said Highway; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 49 min. East a distance of 125 feet to point of beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of said Lot 2 a distance of 80 feet; thence turn an angle of 78 deg. 15 min. to the right and run South 75 deg. 26 min. West a distance of 125 feet to the SW corner of said Lot 2; thence turn an angle of 101 deg. 45 min. right and run North 2 deg. 49 min. West a distance of 80 feet to a point which said point is the NW corner of said Lot No. 2; thence turn an angle of 78 deg. 15 min. to the right and run in a straight line North 75 deg. 26 min. East 125 feet to the point of beginning.

ALSO, a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 56 min. East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway #70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764 feet to a point on the South right-of-way line of said Highway; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 47 min. East a distance of 125 feet to a point; thence run South 2 deg. 49 min. East a distance of 80.0 feet to point of beginning; thence continue in the same direction a distance of 80.0 feet to a point; thence turn an angle of 78 deg. 15 min. to the right and run South 75 deg. 26 min. West a distance of 125 feet; thence turn an angle of 101 deg. 45 min. to the right and run North 2 deg. 49 min. West a distance of 80 feet to a point; thence turn an angle of 78 deg. 15 min. to the right and run North 75 deg. 26 min. East a distance of 125 feet to point of beginning. Situated in Shelby County, Alabama.

ALSO, a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 56 min. East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway #70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764 feet to a point on the South right-of-way line of said Highway; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 47 min. East a distance of 125 feet to a point; thence run South 2 deg. 49 min. East a distance of 80.0 feet; thence continue in the same direction a distance of 80.0 feet to the point of beginning; thence continue in the same direction a distance of 80 feet to a point; thence turn an angle

of 78 deg. 15 min. to the right and run South 75 deg. 26 min. West a distance of 125 feet; thence turn an angle of 101 deg. 45 min. to the right and run North 2 deg. 49 min. West a distance of 80 feet to a point; thence turn an angle of 78 deg. 15 min. to the right and run North 75 deg. 26 min. East a distance of 125 feet to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO current taxes, easements, rights-of-way, and restrictions of record.

SUBJECT TO existing leases, and subject to the following condition: all current tenants leasing mobile homes and/or mobile home spaces on said real estate shall have 60 days from the date of this deed to vacate said property, unless their lease is for a longer period, in which case they have until the end of their lease term.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of Nov., 1989.

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

89 NOV 17 PM 2:17

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

State of Alabama

Shelby County

Howard N. Rigsby (Seal)
Howard N. Rigsby

Belle E. Rigsby (Seal)
Belle E. Rigsby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard N. Rigsby and wife, Belle E. Rigsby, 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 17th day of Nov., 1989.

NO TAX COLLECTED	
1. Deed Tax -----	\$
2. Mo. Tax -----	\$
3. Recording Fee -----	\$ 10.00
4. -----	\$ 3.00
5. -----	\$ 1.00
6. -----	\$ 1.00

M. W. T. H. H. H.
Notary Public