

1257

SEND TAX NOTICE TO:

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

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND, SEVEN HUNDRED FIFTY & NO/100 (\$6,750.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
 or we, William Wallace Pate, an unmarried 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 grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the SE corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 15 East, Shelby County, Alabama; thence West along the Section line 611.93 feet; thence 89 deg. 17' 27" right 295.47 feet to the South R.O.W. of County Road No. 46; thence 107 deg. 32' 12" right 210.59 feet; thence 89 deg. 02' 36" right 31.97 feet; thence 90 deg. left 35 feet to point of beginning; thence 90 deg. right 50 feet; thence 90 deg. right 50 feet; thence 90 deg. rt. 50 feet; thence 90 deg. rt. 50 feet to the point of beginning, said parcel containing 2,500 square feet.

Together with a permanent easement for access, to provide ingress and egress, including installation of and maintenance of water, power, and instrumentation lines, to and from the above described parcel and Shelby County Highway No. 46, and being more particularly described as follows: Commence at the SE corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 15 East, Shelby County, Alabama; thence West along the Section line 611.93 feet; thence 89 deg. 17' 27" right 295.47 feet to the South R.O.W. of County Road No. 46; thence 107 deg. 32' 12" right 210.59 feet to the point of beginning; thence continue along same course 20 feet; thence 89 deg. 02' 36" right 31.64 feet; thence 90 deg. rt. 20 feet; thence 90 deg. right 31.97 feet to the point of beginning.

According to survey of Ben F. Carr, Jr., Registered Land Surveyor, dated February 8, 1990.

Together with a permanent permit and easement to release and drain overflow and waste water from the water well which will be effected on above described parcel over and across the remaining property of grantor, to mingle with other surface water drainage over and across said property as natural drainage.

SUBJECT TO: Permits to Ala. Power Co. recorded in Book 147, page 72 and Deed Book 238, page 432; Right of way to Shelby County recorded in Deed Book 227, page 137, all in Probate Office of Shelby County, Alabama.

The grantor will pay 1990 ad valorem taxes which will be due and payable October 1, 1990.
 TO HAVE AND TO HOLD to the said grantees, 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 19th
 day of February, 19 90

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

90 FEB 20 PM 2:21

JUDGE OF PROBATE

William Wallace Pate (Seal)
 (William Wallace Pate)

General Acknowledgment

1. Deed Tax	70.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	76.50

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that William Wallace Pate
 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 he executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 19th day of February, A. D., 19 90.