

This instrument prepared by:  
Mason & Fitzpatrick, P.C.  
PO Box 360187  
Birmingham, Alabama 35236-0187

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, Shelby County, Alabama, a political subdivision of the State of Alabama, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto North Shelby County Library District, a public corporation, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a concrete monument found at the center of Section 31, Township 18 South, Range 1 West. Run thence South 89 degrees 12' 24" East for 848.96 feet to the Point of Beginning; continue South 89 degrees 12' 24" East for 436.00 feet to the west right of way of Shelby County Highway Number 495; run thence South 0 degrees 22' 05" East along said west right of way for 200.0 feet; run thence North 89 degrees 12' 24" West for 436.00 feet; run thence North 0 degrees 22' 05" West for 200 feet to the Point of Beginning. Said land being in Section 31, Township 18 South, Range 1 West of the Huntsville Principle Meridian, Shelby County, Alabama and containing 2 acres.

Subject to Protective Covenants for The Meadows-Business Center recorded in the Probate Office of Shelby County, Alabama, Book 46, Page 718-737, and amended in Book 51, Page 109 and further amended in Book 19, Page 413. This Property and building erected thereon will be used for library purposes only, unless waived by the Grantor, or its successors or assigns.

Subject to all terms and conditions of reversion of the deed from Dantract, Inc. to Grantor, dated December 31, 1986 and recorded at Book 107, Page 986, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the condition that the lands be used for library purposes and if the lands are no longer used by Grantee for library purposes, if said default continues after 30 days written notice, the lands shall then revert to Grantor.

TO HAVE AND TO HOLD, To the said GRANTEE, its heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs, successors, executors and assigns forever, against the lawful claims of all persons.

The Grantor further covenants and agrees that it will continue to be bound by, and will adhere to, all Conditions of Reversion contained in the said deed from Dantract, Inc. to Grantor and

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BOOK

Grantor covenants with Grantee to complete the provisions of Condition #3 contained therein.

IN WITNESS WHEREOF, the said GRANTOR by its Chairman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25<sup>th</sup> day of July, 1990.

ATTEST:

Myra B. Marco  
Its: Clerk

SHELBY COUNTY, ALABAMA, A  
POLITICAL SUBDIVISION OF THE  
STATE OF ALABAMA

BY: Steve Chambers  
Steve Chambers,  
Commission Chairman

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Chambers, whose name as Commission Chairman of Shelby County, Alabama, a political subdivision of the State of Alabama, 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 County.

Given under my hand this the 25<sup>th</sup> day of July, 1990.

Dolma E. Brown  
Notary Public

My commission expires: 10-27-93

#### ACCEPTANCE OF DEED

The Grantee herein, hereby accepts this deed and all conditions herein and agrees to be bound by and comply with all of the terms and conditions of the deed from Dantract, Inc. to Shelby County, recorded at Book 107, Page 386, in the Office of the Judge of Probate of Shelby County, Alabama.

This the 1 day of August, 1990.

NORTH SHELBY COUNTY LIBRARY DISTRICT,  
A PUBLIC CORPORATION

BY: Dr. Jeff Sillit  
Its: Chairman, Board of Trustees

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

90 AUG -3 AM 10: 04

Thomas C. Thompson, Jr.  
JUDGE OF PROBATE

NO TAX PAID  
1. Deed Tax  
2. L.P. Fee  
3. L.P. Fee  
4. L.P. Fee  
5. L.P. Fee  
6. L.P. Fee  
Total: 10.00