

SEND TAX NOTICE TO:

Shelby County Commission
P. O. Box 467
Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One thousand and no/100 (\$1000.00) Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, James R. Kaloc and wife, Xenobia Kaloc (hereinafter referred to as grantors) grant, bargain, sell and convey unto Shelby County, Alabama (hereinafter referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A permanent easement for the purpose of installing water transmission lines, water pipes and other utilities, and for the construction, maintenance and operation thereof over and along the real estate described as Parcel One on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

As additional consideration for the execution of this easement, grantee agrees that upon request from grantors, grantee will, for grantors' use, waive charges for and make a single residential tap up to two inches on grantors' property. It is understood and agreed that there will be no impact fee for grantors, their heirs or assigns making a single connection to such tap. Grantors agree that there will be regular monthly service charges for water used in connection with said tap and that said water shall be used by grantors, their heirs, successors and assigns in accord with all applicable rules and regulations promulgated and from time to time amended by grantee.

Grantors, their heirs, successors and assigns agree that they will make no use of the property contained within the easement descriptions which in any way threatens or damages the water line or other installations of grantee or in any way is inconsistent in grantee's opinion with the use and operation of said water line or other improvements over and along said easements.

TO HAVE AND TO HOLD to the said grantee, its successors or assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and

Inst # 1992-15746

seals this 15TH day of JULY, 1992.

James R. Kaloc (SEAL)
James R. Kaloc

Xenobia Kaloc (SEAL)
Xenobia Kaloc

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Kaloc and wife, Xenobia Kaloc, whose name 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 15th day
of July, 1992.

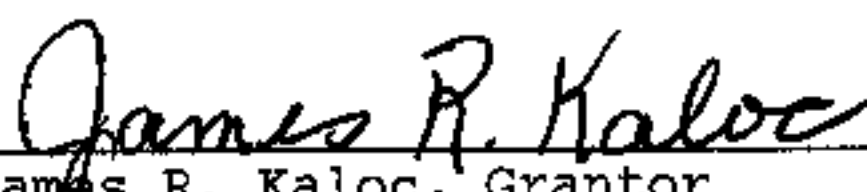
Connie R. Davis (SEAL)
Notary Public
My Commission Expires 12/17/94

Exhibit "A"

EASEMENT 1

Commence at the NW Corner of the NE 1/4 of Section 3 Township 19 South, Range 1 West, Said point being the Point of Beginning; thence run East along the North line of said 1/4 section on a bearing of N 89D-44'-50" E, a distance of 15.0'; thence South and parallel with the West line of said 1/4 section, a distance of 204.17'; thence S 68D-10'-45" E a distance of 286.14' to the Northwesternly right-of-way of Shelby County Road 41; thence S 15D-44'-27" W along said right-of-way a distance of 10.05'; thence N 68D-10-45" W a distance of 299.43' to the West line of said 1/4 section; thence N 00D-49'-06" E along said 1/4 section a distance of 208.84' to the Point of Beginning.

SIGNED FOR IDENTIFICATION:


James R. Kaloc, Grantor



Xenobia Kaloc, Grantor

Exhibit "A"

SW 1/4
34-18S-1W

SE 1/4
34-18S-1W

NW 1/4
3-19S-1W

NE 1/4
3-19S-1W

SCALE 1"=50'

No.	Direction	Length
1	N90°00'00"W	15.00
2	S67°37'37"E	16.13
3	N89°44'50"E	15.00
4	S15°44'27"W	10.05

EASEMENT NO.2

EASEMENT NO.1

FOWLER LAKE ROAD

COUNTY ROAD 41

R. C. FARMER and ASSOCIATES, INC.
SURVEYORS-ENGINEERS-PLANNERS
Post Office Box 1664
Alabaster, Alabama 35007
(205) 684-2566

SIGNED FOR IDENTIFICATION:

James R. Kaloc
James R. Kaloc, Grantor

Xenobia Kaloc
Xenobia Kaloc, Grantor

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08/03/1992-15746
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD .00