

This instrument was prepared by:

Send Tax Notice to:

(Name) Mitchell A. Spears  
(Address) P. O. Box 119  
Montevallo, Alabama 35115

(Name) The Water & Gas Board of  
(Address) the City of Alabaster

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of Eight Thousand and 00/100, (\$8,000.00)-----DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Howard Green, deceased, Probate Case Number 30-285, Probate Office, Shelby County, Alabama, by and through its Administrators, Marcia G. Wright and Leslie Howard Green; Marcia G. Wright, a married woman; Leslie Howard Green, a married man; Martin Farrell Green, an unmarried man; Melissa Ann Booth, a married woman; and Lisa Gayle Hill, (formerly known as Lisa Gayle Coggins), a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Water & Gas Board of the City of Alabaster, an Alabama Municipal Corporation** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit: A parcel of land in the NW 1/4 of NW 1/4 of Section 2, Township 22 South, Range 3 West, Shelby County, and said parcel is part of a parcel of land as described in Deed Book 356, at Pages 547 and 548, as recorded in the Judge of Probate Office of Shelby County, Alabama; the boundaries of said parcel being as described hereinafter: Begin at an iron located at the NW corner of the NW 1/4 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, said iron being the true point of beginning of the boundaries of the parcel being described herein; thence from said point of beginning run South 74 degrees 31 minutes 35 seconds East a distance of 207.59 feet along a chord of an arc on the South right of way of Country Hills Road, said road being on a curve to the right with an arch length of 208.78 feet, a deflection angle of 23 degrees 34 minutes 41 seconds and a radius of 580.89 feet to an iron pin on said right of way; thence South 01 degree 57 minutes 06 seconds West 208.71 feet to an iron; thence North 74 degrees 31 minutes 35 seconds West 207.59 feet to an iron pin located on the West line of NW 1/4 of said Section 2; thence North 01 degrees 57 minutes 06 seconds East 208.71 feet to the point of beginning. Situated in Shelby County, Alabama.

**THE REAL ESTATE HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE INDIVIDUAL GRANTORS HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.**

**SUBJECT TO:**

**EASEMENTS, RESERVATIONS, RESTRICTIONS OF RECORD, AND 1993 PROPERTY TAXES.**

**ALSO, SUBJECT TO GRANTEE HEREIN PROVIDING EACH OF THE ABOVE INDIVIDUAL GRANTORS WITH A GUARANTEED RIGHT OF EACH OF THE SAID GRANTORS TO "TAP ON" OR MAKE CONNECTION TO THE WATER SOURCE TO BE CREATED BY THE GRANTEE HEREIN, UPON EACH OF THE SAID GRANTORS' PAYMENT OF SUCH TAP ON OR CONNECTION FEE WITH THE WATER SOURCE TO BE CREATED BY GRANTEE. SUCH GUARANTEED RIGHT TO TAP ON OR CONNECT TO THE AVAILABLE WATER SOURCE TO BE CREATED BY THE GRANTEE HEREIN, SHALL EXIST FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF THE EXECUTION OF THIS INSTRUMENT.**

**FURTHERMORE, IF THE COMPLETED WATER SUPPLY WELL HAS A CAPACITY, AS PERMITTED BY THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OF 500 GPM, OR MORE, THEN THE GRANTEE WILL ALLOCATE AN ADDITIONAL TEN (10) RESIDENTIAL WATER CONNECTIONS TO ANY RESIDENTIAL DEVELOPMENT, WHICH MAY BE CONTIGUOUS TO THE PROPERTY HEREINABOVE DESCRIBED, TO BE DEVELOPED BY THE ESTATE OF HOWARD GREEN, OR ANY OF THE FIVE (5) INDIVIDUAL GRANTORS HEREINABOVE DESIGNATED. SUCH GUARANTEED RIGHT TO TAP ON OR CONNECT TO THE AVAILABLE WATER SOURCE TO BE CREATED BY THE GRANTEE HEREIN, SHALL EXIST FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF THE EXECUTION OF THIS INSTRUMENT, FOR SUCH DEVELOPMENTAL PURPOSES.**

**THE ESTATE OF HOWARD GREEN AND/OR EITHER OF THE INDIVIDUAL GRANTORS SHALL HAVE THE RIGHT TO RE-PURCHASE THE SUBJECT PROPERTY IN THE EVENT THAT GRANTEE CANNOT USE THE PROPERTY TO DEVELOP A WATER WELL SITE AS PLANNED, FOR THE SAME PRICE AS RECEIVED BY GRANTORS, AND GRANTEE SHALL ONLY TEMPORARILY CAP SUCH WELL.**

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01:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MJS 45.50

*J. M. Janner*

TO HAVE AND TO HOLD, To the said GRANTEE, 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 said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heir, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of December, 19 92.

Marcia G. Wright  
Marcia G. Wright, Co-Executor of  
the Estate of Howard Green

Leslie Howard Green  
Leslie Howard Green, Co-Executor of  
the Estate of Howard Green

Marcia G. Wright  
Marcia G. Wright

Leslie Howard Green  
Leslie Howard Green

Martin Farrell Green  
Martin Farrell Green

Melissa Ann Booth  
Melissa Ann Booth

Lisa Gayle Hill  
Lisa Gayle Hill

STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MARCIA G. WRIGHT** whose name as Co-Executor of the Estate of Howard Green, 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, she, in her capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 19 92.

D. A. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **LESLIE HOWARD GREEN** whose name as Co-Executor of the Estate of Howard Green, 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, in his capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 19 92.

D. A. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MARCIA G. WRIGHT**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1992.

M. G. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA)  
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **LESLIE HOWARD GREEN**, 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 26th day of December, 1992.

M. G. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA)  
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MARTIN FARRELL GREEN**, 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 26th day of December, 1992.

M. G. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA)  
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MELISSA ANN BOOTH**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1992.

M. G. Spear  
Notary Public  
My Commission Expires: 8/93

STATE OF ALABAMA)  
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **LISA GAYLE HILL**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1992.

M. G. Spear  
Notary Public  
My Commission Expires: 8/93

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