

SEND TAX NOTICE TO:

Shelby County Commission  
P. O. Box 467  
Columbiana, AL 35051  
(Tax Exempt)

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 Two thousand one and no/100 (\$2001.00) Dollars and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Walter Cornelius and wife, Lenora B. Cornelius, and Eugenia C. Clemore, an unmarried woman, (hereinafter referred to as grantors), grant, bargain, sell and convey unto Shelby County, Alabama (herein referred to as grantee), the following described real estate and or interests therein, situated in Shelby County, Alabama, to-wit:

1. Fee Simple: Property described 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.

2. Permanent and Perpetual Easement thirty (30) feet in width for installation, construction, maintenance and operation of a water line under, over and along that property described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "B" is signed by grantors herein for the purpose of identification.

3. A permanent and perpetual easement thirty (30) feet in width for ingress and egress, installation of utilities and installation, construction, maintenance and operation of a water line under, over and along the property described on Exhibit "C" attached hereto, and made part and parcel hereof as fully as if set out herein which said Exhibit "C" is signed by grantors herein for the purpose of identification.

The parties hereto further agree, covenant and contract as follows:

(a) As additional consideration for the execution by all of the joint owners of the easements herein contained, grantee agrees that upon request from the grantors herein, grantee will waive charges for and make a single individual commercial or residential tap not exceeding six (6) inches. It is understood and agreed that there will be no impact fees charged by the grantee to grantors for making the aforesaid tap; the owners of said property shall, however, pay for any additional taps which they request at regular rates. The owners of said property agree that there will be regular monthly service charges for water used in connection with all taps; the use of all water by grantors, said owners, their heirs, successors and assigns shall be in accord with all applicable rules and regulations promulgated from time to time and as amended by grantee.

(b) Grantors, grantors' heirs, successors and assigns agree that they will make no use of the property contained within

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01/14/1993-01275  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDB NCJ .00

the easement descriptions which in any way threatens or damages the water line or other installations of grantee or in any way is inconsistent with the use and operation of said water line or other improvements over and along said easements.

The above described property constitutes no part of the homestead of grantors herein.

TO HAVE AND TO HOLD to the said grantee, its successors and 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 they are 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 seals this 18<sup>th</sup> day of December, 1992.

Walter Cornelius (SEAL)  
Walter Cornelius

Lenora B. Cornelius (SEAL)  
Lenora B. Cornelius

Eugenia C. Clemore (SEAL)  
Eugenia C. Clemore

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walter Cornelius and wife, Lenora B. Cornelius, 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 23<sup>rd</sup> day of December, 1992.

Mary M. Stewart (SEAL)  
Notary Public  
My Comm. Exp. 4-30-96

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugenia C. Clemore, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of December, 1992.

Kath Bowman  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 13, 1995

STATE OF ALABAMA  
SHELBY COUNTY

The above and foregoing is hereby accepted by Shelby County, Alabama, according to the terms and conditions contained therein.

Done this 11<sup>TH</sup> day of JANUARY, 1993.

ATTEST:

Clerk

Mary B. DeMarco

SHELBY COUNTY, ALABAMA

By

W. Paul Hays  
Chairman of Shelby  
County Commission

Exhibit "A"

Commence at the SE Corner of Section 16, Township 19 South, Range 1 West in Shelby County, Alabama; thence run West along the SouthLine of said section on a bearing of N 88deg-25'-49" W, a distance of 2329.39'; thence S 00deg-56'-03" E a distance of 4231.77'; thence N 44deg-11'-37" E a distance of 3196.42' to the Center Line of County Road # 43 (80' ROW);

thence N 48deg-15'-00" W a distance of 204.05';  
thence N 64deg-47'-27" W a distance of 138.13';  
thence N 34deg-44'-29" W a distance of 69.81';  
thence N 54deg-39'-21" W a distance of 104.77';  
thence N 67deg-57'-23" W a distance of 41.59';  
thence N 53deg-33'-48" W a distance of 187.12';  
thence N 76deg-54'-29" W a distance of 104.29';  
thence N 75deg-34'-46" W a distance of 180.95';  
thence N 58deg-26'-23" W a distance of 184.32';  
thence N 26deg-09'-05" W a distance of 63.33';  
thence N 3deg-18'-30" W a distance of 56.63';  
thence N 13deg-13'-36" W a distance of 126.64';  
thence N 2deg-01'-31" W a distance of 194.73';  
thence N 53deg-57'-56" W a distance of 104.72';  
thence N 48deg-31'-18" W a distance of 237.60';  
thence N 49deg-18'-08" W a distance of 301.00';  
thence N 31deg-53'-59" W a distance of 61.40';  
thence N 50deg-30'-54" W a distance of 85.72';  
thence N 51deg-24'-36" W a distance of 103.43';  
thence N 49deg-56'-24" W a distance of 171.24';  
thence N 50deg-38'-59" W a distance of 330.21';  
thence N 24deg-11'-44" W a distance of 250.35';  
thence N 34deg-10'-43" W a distance of 127.79';  
thence N 20deg-32'-57" W a distance of 174.56';  
thence N 33deg-22'-26" W a distance of 178.63';  
thence N 33deg-22'-26" W a distance of 62.74';  
thence N 52deg-52'-59" W a distance of 164.43';  
thence N 48deg-42'-35" W a distance of 165.82';  
thence N 87deg-36'-28" W a distance of 267.58';  
thence N 68deg-42'-31" W a distance of 146.49';  
thence N 50deg-48'-40" W a distance of 166.50';  
thence N 88deg-06'-55" W a distance of 69.08';  
thence N 54deg-58'-43" W a distance of 143.03';  
thence N 29deg-39'-36" W a distance of 60.50';  
thence N 55deg-18'-53" W a distance of 29.18';  
thence N 58deg-08'-25" W a distance of 28.68';  
thence S 74deg-05'-05" W a distance of 42.89';  
thence S 86deg-54'-26" W a distance of 48.08';  
thence N 89deg-37'-01" W a distance of 55.43';  
thence N 89deg-51'-59" W a distance of 60.52';  
thence N 62deg-10'-48" W a distance of 50.66';  
thence N 32deg-58'-07" W a distance of 67.35';  
to the POINT OF BEGINNING; of the parcel herein described;  
thence S 50deg-23'-15" W a distance of 55.22';  
thence N 39deg-36'-45" W a distance of 80.00';  
thence N 50deg-23'-15" E a distance of 80.00';  
thence S 39deg-36'-45" E a distance of 80.00';  
thence S 50deg-23'-15" W a distance of 24.78';  
to the Point of Beginning. Said Parcel containing  
0.15 Acres more or less.

SIGNED FOR IDENTIFICATION:

Walter Cornelius  
Walter Cornelius, Grantor

Lenora B. Cornelius  
Lenora B. Cornelius, Grantor

Eugenia C. Clemore  
Eugenia C. Clemore, Grantor

Exhibit "B"

**SHELBY COUNTY WATERLINE EASEMENT**

Commence at the SE Corner of Section 16, Township 19 South, Range 1 West in Shelby County, Alabama; thence run West along the South line of said section on a bearing of N 88deg-25'-49" W, a distance of 2329.39'; thence S 00deg-56'-03" E a distance of 4231.77'; thence N 44deg-11'-37" E a distance of 3196.42' to the Center Line of Shelby County Road # 43 (80' ROW); thence N 48deg-15'-00" W a distance of 40.00' to the Northwesternly right-of-way of said County Road;

thence N 48deg-15'-00" W a distance of 164.05';  
thence N 64deg-47'-27" W a distance of 138.13';  
thence N 34deg-44'-29" W a distance of 69.81';  
thence N 54deg-39'-21" W a distance of 104.77';  
thence N 67deg-57'-23" W a distance of 41.59';  
thence N 53deg-33'-48" W a distance of 187.12';  
thence N 76deg-54'-26" W a distance of 104.29';  
thence N 75deg-34'-46" W a distance of 180.95';  
thence N 58deg-26'-23" W a distance of 184.32';  
thence N 26deg-09'-05" W a distance of 63.33';  
thence N 3deg-18'-30" W a distance of 56.63';  
thence N 13deg-13'-36" W a distance of 126.64';  
thence N 2deg-01'-31" W a distance of 194.73';  
thence N 53deg-57'-56" W a distance of 104.72';  
thence N 48deg-31'-18" W a distance of 237.60';  
thence N 49deg-18'-08" W a distance of 301.00';  
thence N 31deg-53'-59" W a distance of 61.40';  
thence N 50deg-30'-54" W a distance of 85.72';  
thence N 51deg-24'-36" W a distance of 103.43';  
thence N 49deg-56'-24" W a distance of 171.24';  
thence N 50deg-38'-59" W a distance of 330.21';  
thence N 24deg-11'-44" W a distance of 250.35';  
thence N 34deg-10'-43" W a distance of 127.79';  
thence N 20deg-32'-57" W a distance of 174.56';  
thence N 33deg-22'-26" W a distance of 178.63';  
thence N 33deg-22'-26" W a distance of 62.74';  
thence N 52deg-52'-59" W a distance of 164.43';  
thence N 48deg-42'-35" W a distance of 5.02';  
to the POINT OF BEGINNING of a 30' wide easement,  
lying 15' each side of the following described line;  
thence N 48deg-42'-35" W a distance of 160.80';  
thence N 87deg-36'-28" W a distance of 267.58';  
thence N 68deg-42'-31" W a distance of 146.49';  
thence N 50deg-48'-40" W a distance of 166.50';  
thence N 88deg-06'-55" W a distance of 69.08';  
thence N 54deg-58'-43" W a distance of 143.03';  
thence N 29deg-39'-36" W a distance of 60.50';  
thence N 55deg-18'-53" W a distance of 29.18';  
thence N 58deg-08'-25" W a distance of 28.68';  
thence S 74deg-05'-05" W a distance of 42.89';  
thence S 86deg-54'-26" W a distance of 48.08';  
thence N 89deg-37'-01" W a distance of 55.43';  
thence N 89deg-51'-59" W a distance of 60.52';  
thence N 62deg-10'-48" W a distance of 50.66';  
thence N 32deg-58'-07" W a distance of 67.35';  
to the end of said easement;

Said easement lying in Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Walter Cornelius  
Walter Cornelius, Grantor

Lenora B. Cornelius  
Lenora B. Cornelius, Grantor

Eugenie C. Clemore  
Eugenie C. Clemore, Grantor



## SHELBY COUNTY WATERLINE EASEMENT

Commence at the SE Corner of Section 16, Township 19 South, Range 1 West in Shelby County, Alabama; thence run West along the Southline of said section on a bearing of N 88deg-25'-49" W, a distance of 2329.39'; thence S 00deg-56'-03" E a distance of 4231.77'; thence N 44deg-11'-37" E a distance of 3196.42' to the Center Line of County Road # 43 (80' ROW);

thence N 48deg-15'-00" W a distance of 204.05';  
 thence N 64deg-47'-27" W a distance of 138.13';  
 thence N 34deg-44'-29" W a distance of 69.81';  
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 thence N 89deg-37'-01" W a distance of 55.43';  
 thence N 89deg-51'-59" W a distance of 60.52';  
 thence N 62deg-10'-48" W a distance of 50.66';  
 thence N 32deg-58'-07" W a distance of 67.35';  
 thence S 50deg-23'-15" W a distance of 55.22';  
 thence N 39deg-36'-45" W a distance of 80.00';  
 thence N 50deg-23'-15" E a distance of 45.00'

to the centerline and the beginning of a 30' easement lying 15' on each side of the line herein described; thence left 90deg a distance of 25' more or less to the southeasterly right-of-way of Dunnivant Valley Highway (Shelby County # 41 -80'ROW) said point being the end of said 30' easement.

SIGNED FOR IDENTIFICATION:

Walter Cornelius  
 Walter Cornelius, Grantor

Lenora B. Cornelius  
 Lenora B. Cornelius, Grantor

Eugenia C. Clemore  
 Eugenia C. Clemore, Grantor

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