

SEND TAX NOTICE TO:

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

Inst # 1993-21296

07/20/1993-21296
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MC

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 and no/100 (\$1.00) Dollar to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, CSG Construction Company, Inc. (hereinafter referred to as grantor), grants, bargains, sells and conveys unto Shelby County, Alabama (herein referred to as grantee), the following described easement and/or interests in real estate, situated in Shelby County, Alabama, to-wit:

A permanent and perpetual easement thirty (30 feet) in width for the installation, construction, maintenance and operation of a water line over and along the following described property:

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 grantor herein for the purpose of identification.

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

And said CSG Construction Company, Inc. does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said CSG Construction Company, Inc., a corporation, by Charles S. Givianpour, as its President, has hereunto set its signature and seal this 21st day of April, 1993.

ATTEST:

CSG CONSTRUCTION COMPANY, INC.

Reeta Palmer
Secretary

By

C. S. G.
Charles S. Givianpour
As its President

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles S. Givianpour, whose name as President of CSG Construction Company, Inc., a

corporation, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of April, 1993.

Lesh A. Jordan
Notary Public
Term Expires: 2-4-97

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 12th day of July, 1993.

ATTEST:

Myra B. DeMarco
Clerk

SHELBY COUNTY, ALABAMA

By

W. Paul Yarnall
Chairman of Shelby
County Commission

EXHIBIT "A"

LOT 7 EASEMENT

A. 30' Wide Water Line Easement lying 15' each side of the following described line:

Commence at the intersection of the Northerly right-of-way of St. Charles Drive and the common lot corner between Lot 6 and Lot 7 of St Charles at Greystone as recorded in Map Book 16, Page 05 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 35deg-36'-07" E a distance of 34.89' to the POINT OF BEGINNING of the centerline of the following described easement; thence N 88deg-15'-43" W a distance of 17.38'; thence N 69deg-32'-45" W a distance of 96.48' to the Northerly right-of-way of St. Charles Drive; thence continue along the last described course a distance of 10.25'; thence N 59deg-19'-00" W a distance of 53.51'; thence N 54deg-42'-11" W a distance of 126.64'; thence N 39deg-03'-10" W a distance of 19.44' to the Northerly right-of-way of St. Charles Drive; thence continue along the last described course a distance of 113.70' to the Boundary Line between said Lot 7 and Lot 8 of said St. Charles at Greystone and being the end of said easement and also lying N 35deg-36'-07" E a distance of 30.09' from the intersection of the Northerly right-of-way of St. Charles Drive and the common corner of said Lot 7 and Lot 8.

SIGNED BY GRANTOR FOR IDENTIFICATION:

CSG Construction Company, Inc.

By C. S. Givianpour
Charles S. Givianpour
As its President

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