

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

In consideration of the execution of the Lease Agreement between the undersigned grantor, the City of Helena, Alabama (the "City"), a municipal corporation under the laws of Alabama, and The Utilities Board of the Town of Helena (the "Board"), a public corporation under the laws of Alabama, dated as of January 1, 1994, the delivery of which is taking place simultaneously with the delivery of this deed, the City hereby grants, bargains, sells and conveys unto the Board the real property described in Exhibit A attached hereto and made a part hereof by this reference, to have and to hold unto the Board, its successors and assigns forever.

IN WITNESS WHEREOF, the City has caused this deed to be executed by its Mayor and sealed and attested by its City Clerk, both of whom are thereunto duly authorized, and has caused this deed to be dated the 27th day of January, 1994.

CITY OF HELENA, ALABAMA

By Charles W. Penick
Its Mayor

S E A L

Attest: Frances Parrish CME
Its City Clerk

Inst # 1994-03239

01/31/1994-03239
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1994-03239

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles W. Penhale, whose name as Mayor of the City of Helena, a municipal corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said City.

Given under my hand and official seal this the 27th day of January, 1994.


Notary Public

NOTARIAL SEAL

My commission expires: 2-10-96

This instrument was prepared by:
Robert H. Walston
Walston, Stabler, Wells,
Anderson & Bains
505 20th Street North, Suite 500
Birmingham, Alabama 35203
(205) 251-9600

EXHIBIT A

COMMENCE AT THE SW CORNER OF THE SE 1/4 - SW 1/4 OF SECTION 15, TOWNSHIP 20 S., RANGE 3 W., SHELBY COUNTY, ALABAMA. THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION 553.82 FEET TO A POINT; THENCE TURN 90° 00' 00" RIGHT AND RUN EASTERLY 92.83 FEET TO THE POINT OF BEGINNING; THENCE TURN 88° 57' 23" RIGHT AND RUN SOUTHERLY 209.91 FEET; THENCE TURN 87° 05' 46" LEFT AND RUN EASTERLY 253.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN UNNAMED ROAD; THENCE TURN 86° 55' 57" LEFT TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 841.36', AND RUN ALONG SAID CURVE AND SAID ROAD RIGHT-OF-WAY FOR 171.96 FEET TO A POINT OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND RUN ALONG SAID CURVE AND SAID ROAD RIGHT-OF-WAY FOR 34.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY #52; SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3114.98' AND RUN ALONG SAID CURVE AND SAID ROAD RIGHT-OF-WAY FOR 233.07 FEET TO THE POINT OF BEGINNING.

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