1995-09797

Inst # 1

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of Two Thousand ($2,000.00) Dollars and other good and valuable consideration to the undersigned grantors, T. H. Walton and wife, Jackuline Bernice Walton, in hand paid by the Calera Water Works Board, the receipt whereof is acknowledged, the said T. H. Walton and wife, Jackuline Bernice Walton, do grant, bargain, sell and convey unto the said Calera Water Works Board the following described real estate, to-wit:

A parcel of land located in Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, said parcel being described as follows:

Commence at the Northeast corner of Section 19, Township 22 South, Range 2 West; thence Westerly along the North line of Section 19, 837.33 feet; thence 92 degrees 46 minutes 19 seconds left and Southerly 210.19 feet to a 3/4 inch open pipe; thence continue Southerly along the prolongation of the line last described 451.59 feet to a nail in a rock pile; thence continue Southerly along the line 738.22 feet to an iron pin; thence 87 degrees 31 minutes 41 seconds left, Easterly and parallel to the North line of Section 19, 500 feet to the Eastern property line of the property conveyed to T. H. Walton by the deed recorded in Deed Book 189, Page 25, of the records of Shelby County; thence 92 degrees 46 minutes 19 seconds left, Northerly along the Eastern property line 507.99 feet; thence left 90 degrees Westerly 40 feet to the point of beginning; thence 90 degrees right 150 feet; thence 90 degrees left, 150 feet; thence 90 degrees left 150 feet; thence 90 degrees left, 150 feet to the point of beginning, said parcel being fully within the property conveyed to T. H. Walton by the deed recorded in Deed Book 189, Page 25.

Also, an easement for the construction, operation and maintenance of an access road, a water line, electric and telemetering cables, the easement being forty feet wide and lying West of and adjacent to the Eastern line of that property conveyed to T. H. Walton as recorded in Deed Book 189, Page 25, of Shelby County, said easement being described as follows:

Commence at the point of beginning of the parcel described above; thence Easterly 40 feet to the point of beginning of the easement in the Eastern property line of T. H. Walton's property; thence 90 degrees left and Northerly along the Eastern property line 841.14 feet to the Southern right of way line of Spring Branch Road; thence Northwesterly along the Southern right of way line of Spring Branch Road to a point forty feet West of the Eastern property line of T. H. Walton; thence Southerly and parallel to, and forty feet from the Eastern line of T. H. Walton's property; thence left 90 degrees Easterly 40 feet to the point of beginning; thence easement lying entirely within the property of T. H. Walton.

04/17/1995-09797
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

According to survey of Benjamin F. Carr, Jr., RLS #8434, dated January 21, 1992,

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3rd day of June, 1992.

T. H. Walton (L.S.)

Jackuline Bernice Walton (L.S.)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that T. H. Walton and wife Jackuline Bernice Walton, whose names 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 this conveyance, they executed the same voluntarily ont he day the same bears date.

Given under my hand and seal, this 3rd day of June, 1992.

Mary Lisa Payton
Notary Public

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