

This instrument was prepared by
(Name) James E. Roberts, Attorney
(Address) P. O. Box 370004
Birmingham, AL 35237
WARRANTY DEED-

Send Tax Notice To: _____
name _____
address _____

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joseph A. DeMarco, Jr., a married man,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
✓ City of Pelham, a municipal corporation,
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached hereto as Exhibit A.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

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 the said GRANTEES, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 25th day of October, 1995

(Seal) Joseph A. DeMarco, Jr. (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. DeMarco, Jr. is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 25th day of October, A. D., 1995
My commission expires: 2/7/94
Theresa B. Jarnes
Notary Public

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EXHIBIT A

PARCEL 1
LEGAL DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 224.42 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 38 DEGREES, 57 MINUTES, 10 SECONDS RIGHT, IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2099.0 FEET; THENCE 37 DEGREES, 16 MINUTES, 34 SECONDS LEFT, IN AN EASTERLY DIRECTION, A DISTANCE OF 506.36 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE MONTEVALLO TO ASHVILLE ROAD; THENCE 98 DEGREES, 09 MINUTES, 11 SECONDS LEFT, IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 107.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 20 DEGREES, 35 MINUTES LEFT, IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 824.85 FEET; THENCE 88 DEGREES, 58 MINUTES LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 292.13 FEET; THENCE 12 DEGREES, 06 MINUTES, 50 SECONDS RIGHT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 169.50 FEET; THENCE 27 DEGREES, 58 MINUTES, 15 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 76.41 FEET; THENCE 30 DEGREES, 29 MINUTES, 25 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 207.80 FEET; THENCE 16 DEGREES, 10 MINUTES, 25 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 105.13 FEET; THENCE 15 DEGREES, 53 MINUTES, 30 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 107.50 FEET; THENCE 16 DEGREES, 39 MINUTES, 50 SECONDS RIGHT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 302.08 FEET; THENCE 93 DEGREES, 16 MINUTES, 40 SECONDS LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 17.83 FEET; THENCE 88 DEGREES, 36 MINUTES, 20 SECONDS RIGHT, IN A NORTHERLY DIRECTION, A DISTANCE OF 172.66 FEET; THENCE 48 DEGREES, 36 MINUTES, 05 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 409.76 FEET; THENCE 90 DEGREES LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 403.0 FEET TO A POINT IN THE APPROXIMATE CENTER OF BUCK CREEK; THENCE 80 DEGREES, 37 MINUTES, 08 SECONDS LEFT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 167.72 FEET TO A POINT IN THE APPROXIMATE CENTER OF BUCK CREEK, SAID PROPERTY LINE FOLLOWING THE MEANDERING CENTER OF BUCK CREEK, CURVING TO THE RIGHT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 178 FEET, MORE OR LESS; THENCE 130 DEGREES, 36 MINUTES, 53 SECONDS RIGHT, IN A WESTERLY DIRECTION, A DISTANCE OF 557.04 FEET TO THE POINT OF BEGINNING. CONTAINING 26.56 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PART OWNED BY MARTHA ADAMS AND THELMA L. ADAMS UNDER PARCEL NO. 13-6-14-4-001-013 AND PART OWNED BY L & N RAILROAD UNDER PARCEL NO. 13-6-14-4-001-015 AND SUBJECT TO A 50 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 224.42 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 38 DEGREES, 57 MINUTES, 10 SECONDS RIGHT, IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2099.0 FEET; THENCE 37 DEGREES, 16 MINUTES, 34 SECONDS LEFT, IN AN EASTERLY DIRECTION, A DISTANCE OF 506.36 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE MONTEVALLO TO ASHVILLE ROAD; THENCE 98 DEGREES, 09 MINUTES, 11 SECONDS LEFT, IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 107.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE 20 DEGREES, 35 MINUTES LEFT, IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.83 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF HEREIN AFTER DESCRIBED 50' INGRESS/EGRESS EASEMENT LYING 25.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID POINT BEING AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 182.40 FEET AND A CENTRAL ANGLE OF 47 DEGREES, 23 MINUTES, 45 SECONDS; THENCE 69 DEGREES, 25 MINUTES LEFT TO TANGENT OF SAID CURVE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 150.88 FEET TO THE END OF SAID CURVE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 185.70 FEET; THENCE 5 DEGREES, 18 MINUTES, 54 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 194.0 FEET; THENCE 6 DEGREES, 33 MINUTES, 51 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 244.07 FEET; THENCE 11 DEGREES, 10 MINUTES, 30 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 70.0 FEET TO THE END OF HEREIN DESCRIBED 50' INGRESS/EGRESS EASEMENT.

Grantor and Grantor's heirs, successors and assigns shall have a perpetual easement and right-of-way for ingress and egress through the property being conveyed to the City of Pelham which said easement is and shall be initially located on the above-described fifty feet easement. The City of Pelham shall, however, have the right to relocate said easement and said road to any location within the conveyed property if the City, in its discretion, elects and chooses. If the easement and road is relocated by the City in the future, the above said easement shall be null and void and there shall be substituted in lieu thereof an easement over and at the location selected by the City. The costs associated with the relocation of said road shall be at the expense of the City.

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