

Send Tax Notice to:
Joe L. Tidmore and Charles O. Tidmore
P. O. Box 1114
Columbiana, AL 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty-one Thousand, Three Hundred thirty-three & 58/100 (\$281,333.58) Dollars, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama** (herein referred to as grantor) do grant, bargain, sell and convey unto **Joe L. Tidmore and Charles O. Tidmore**, (herein referred to as GRANTEES), the following described real estate situated in Shelly County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 2 West, and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 2 West; thence S 87 deg. 19' 32" E a distance of 420.65 feet to the Southwesterly right of way line of Shelby County Highway No. 87 (R.O.W. varies); thence S 24 deg. 24' 46" E along said right of way line a distance of 43.90 feet to a point on a curve to the right having a radius of 1352.39 feet and a central angle of 4 deg. 12' 36"; thence along said right of way line and the arc of said curve a distance of 99.37 feet, said arc subtended by a chord which bears S 22 deg. 18' 33" E a distance of 99.35 feet to the end of said curve; thence S 29 deg. 56' 26" E along said right of way line a distance of 97.04 feet to a point on a non-tangent curve to the right having a radius of 1372.39 feet and a central angle of 2 deg. 30' 18"; thence along said right of way line and the arc of said curve a distance of 60.00 feet, said arc subtended by a chord which bears S 14 deg. 48' 14" East a distance of 59.99 feet to the POINT OF BEGINNING, and to a point on a curve to the right having a radius of 1372.39 feet and a central angle of 5 deg. 17' 32"; thence along said right of way line and the arc of said curve a distance of 126.76 feet, said arc subtended by a chord which bears S 10 deg. 54' 19" E a distance of 126.72 feet, to a concrete right of way monument, said monument lying on a curve to the right having a radius of 1372.39 feet and a central angle of 7 deg. 17' 37"; thence leaving said right of way line and along the arc of said curve a distance of 174.70 feet, said arc subtended by a chord which bears S 4 deg. 36' 45" E a distance of 174.59 feet, to the end of said curve; thence S 89 deg. 02' 04" W, radial to the last described curve, a distance of 250.00 feet; thence N 7 deg. 21' 03" W a distance of 250.00 feet; thence N 77 deg. 21' 24" E a distance of 250.00 feet to the Point of Beginning. Said parcel contains 70,158 square feet, more or less. According to revised survey dated September 23, 1996, of Robert C. Farmer, Registration No. 14720.

SUBJECT TO THE FOLLOWING:

- (1) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 352, page 805, in Probate Office of Shelby County, Alabama.
- (2) The grantor reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft and the air space above the surface of the real property herein described, together with the right to cause in said air space such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said air space, and for use of said air space for landing on, taking off from, or operating on the Shelby County Airport.
- (3) The grantor reserves for itself, its successors and assigns, the right to restrict the height of structures, objects of natural growth and other obstructions on the herein described real property to a height not to exceed that described by the provisions of the "Shelby County Airport Height Hazard and Land Use--Zoning Ordinance", and as may be hereinafter amended.
- (4) The grantor expressly reserves for itself, its successors and assigns, the right to prevent any use of the herein described real property which would interfere with landing or taking off of aircraft at the Shelby County Airport, or otherwise constitute an airport hazard.
- (5) Shelby West Corporate Park Declaration of Covenants, Conditions, and Restrictions, as recorded in Instrument No. 1996-38767, Probate Office of Shelby County, Alabama.
- (6) General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Inst # 1996-39328

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TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And undersigned does for itself, its successors and assigns covenant with the said grantees, their heirs 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama**, by its County Manager, Alex Dudchuck, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November, 1996.

SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama

By Alex Dudchuck
Its Es. Mgr
11/27/96

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchuck, whose name as County Manager of Shelby County, Alabama, a political Subdivision of the State of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 1996.

Kamie Brasher
Notary Public

Inst # 1996-39328

11/27/1996-39328
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