

VALUE: \$ _____

SEND TAX NOTICE TO:

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1997-17601

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-five Thousand Five Hundred Fifty-one and 24/100 Dollars (\$165,551.24) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, plus performance of contract agreements between the parties, City of Pelham, Alabama, a municipal corporation, (herein referred to as grantor), does grant, bargain, sell and convey unto Shelby County, Alabama, a political subdivision of the State of Alabama (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

It is further understood and agreed that grantor will, as part of the consideration for this conveyance, condemn or otherwise obtain within ninety (90) days at grantor's expense all necessary rights of way to provide sewer access to the property being conveyed hereby and construct and maintain therein a sanitary sewer line connecting to grantor's public sewer system. Grantor will further provide access and easements to grantee thereto without additional charge except as specified herein. It is understood and agreed that grantee, Shelby County, will pay the cost of purchasing and installing a sewer pumping station to be located on the property being conveyed to Shelby County hereby and pay the cost of an approved sewer line from the point of said pumping station to the first (closest) manhole provided by the City of Pelham on Pelham's sewer easement. It is further understood and agreed that grantor will allow grantee, Shelby County, to make connections and "tap on" to any future primary sewer line which is installed by the City of Pelham along or in proximity to Shelby County Highway No. 52.

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

06/05/1997-17601
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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And the said grantor, 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 and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the said Grantor, by its Mayor, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of June, 1997.

ATTEST:

CITY OF PELHAM, ALABAMA

Craig C. Bate
Clerk

By: Bobby Hayes
Mayor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Hayes, whose name as Mayor of the City of Pelham, Alabama, a municipal corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said City of Pelham.

Given under my hand and official seal this 2nd day of June, 1997.

Raven S. Bagan
Notary Public

EXHIBIT "A"

STATE OF ALABAMA
SHELBY COUNTY

APRIL 30, 1996

I, Robert C. Farmer, a registered Land Surveyor in the State of Alabama (Reg. # 14720), do hereby certify this to be a true and correct map or plat of a parcel of land situated in the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence S 89deg-52'-02" E along the northerly boundary of said 1/4-1/4 section a distance of 107.91' to the intersection of said northerly boundary of said 1/4-1/4 section and the centerline of Hogpen Creek, said point being the POINT OF BEGINNING; thence continue along the northerly boundary of said 1/4-1/4 section a distance of 1129.29' to a point on the northeasterly right-of-way line of Shelby County Highway No. 35 (180' R.O.W.); thence S 28deg-07'-17" E along said right-of-way line a distance of 47.72' to a point on a curve to the right having a radius of 1351.03' and a central angle of 24deg-52'-43"; thence along said right-of-way line and the arc of said curve a distance of 586.63'; said arc subtended by a chord which bears S 14deg-01'-15" E a distance of 582.04', to the end of said curve and the northerly right-of-way line of a 50' Colonial Pipeline right-of-way; thence S 89deg-41'-22" E along said pipeline right-of-way line a distance of 490.61' to the centerline of Hogpen Creek; thence N 11deg-55'-23" E along said centerline a distance of 89.75'; thence N 35deg-21'-16" E along said centerline a distance of 95.87'; thence S 34deg-09'-10" E along said centerline a distance of 56.36'; thence S 19deg-24'-15" E along said centerline a distance of 60.11'; thence N 21deg-51'-01" E along said centerline a distance of 66.97'; thence N 43deg-28'-18" E along said centerline a distance of 39.18'; thence N 7deg-35'-30" E along said centerline a distance of 58.04'; thence N 58deg-39'-27" E along said centerline a distance of 47.83'; thence N 41deg-16'-13" E along said centerline a distance of 71.67'; thence N 7deg-57'-08" W along said centerline a distance of 97.79'; thence N 0deg-09'-51" E along said centerline a distance of 65.03'; thence N 22deg-54'-48" E along said centerline a distance of 58.86'; thence N 42deg-02'-36" E along said centerline a distance of 46.74'; thence S 83deg-58'-04" E along said centerline a distance of 52.93'; thence S 77deg-56'-47" E along said centerline a distance of 76.52'; thence N 20deg-51'-01" E along said centerline a distance of 94.20' to the Point of Beginning. Said parcel contains 10.74 acres, more or less.

NOTE: Consulted Flood Insurance Rate Map (F.I.R.M.), Community-Panel Numbers 010193 0002 B and 010193 0004 B (effective date -- June 15, 1981); the Flood Boundary and Floodway Map, Community-Panel Number 010193 0004 (effective date -- June 15, 1981); and the 'Flood Insurance Study for the Town of Pelham, Alabama' (effective date -- December 15, 1980), and found that said parcel does not lie in a special flood hazard area, except as shown.

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