

This instrument was prepared by:

Grantee(s) address:
P.O. Box 277
Alabaster, AL 35007

✓ Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five Thousand and no/100 DOLLARS (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Ethel B. Gardner, unmarried (herein referred to as GRANTOR) do grant, bargain, sell and convey unto City of Alabaster, Alabama (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the SW corner of Buck Creek Cotton Mills land in the NW¼ of the NW¼ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, running North 646 feet; thence SW 300 feet; thence South 625 feet along the East side of Buck Creek; thence East 340 feet to the point of beginning, containing 5 acres, more or less; being the same property conveyed to Arlington Gardner by deed dated December 2, 1943, recorded in Deed Book 116, page 247, in the Probate Office of Shelby County, Alabama, and the same property conveyed to John Arlington Gardner and wife, Ethel B. Gardner by deed dated April 10, 1970, recorded in Deed Book 261, page 885, in the Probate Office of Shelby County, Alabama. Also, being the same property described on survey and plat by Robert O. Blain, Al. Reg. No. 9789, dated August 5, 1997, a copy of which is attached hereto as Exhibit A.

Grantor is the widow and heir at law of Arlington Gardner, also known as John Arlington Gardner, deceased, and is the surviving Grantee in the joint survivorship deed recorded in Deed Book 261, page 885, the other Grantee, John Arlington Gardner having died on or about June 12, 1996.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And I do for myself and for my heirs, executors, and

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SHELBY COUNTY JUDGE OF PROBATE
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18.00

Inst # 1997-26149

administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of August, 1997.

Ethel B. Gardner

Ethel B. Gardner

STATE OF ALABAMA
SHELBY COUNTY

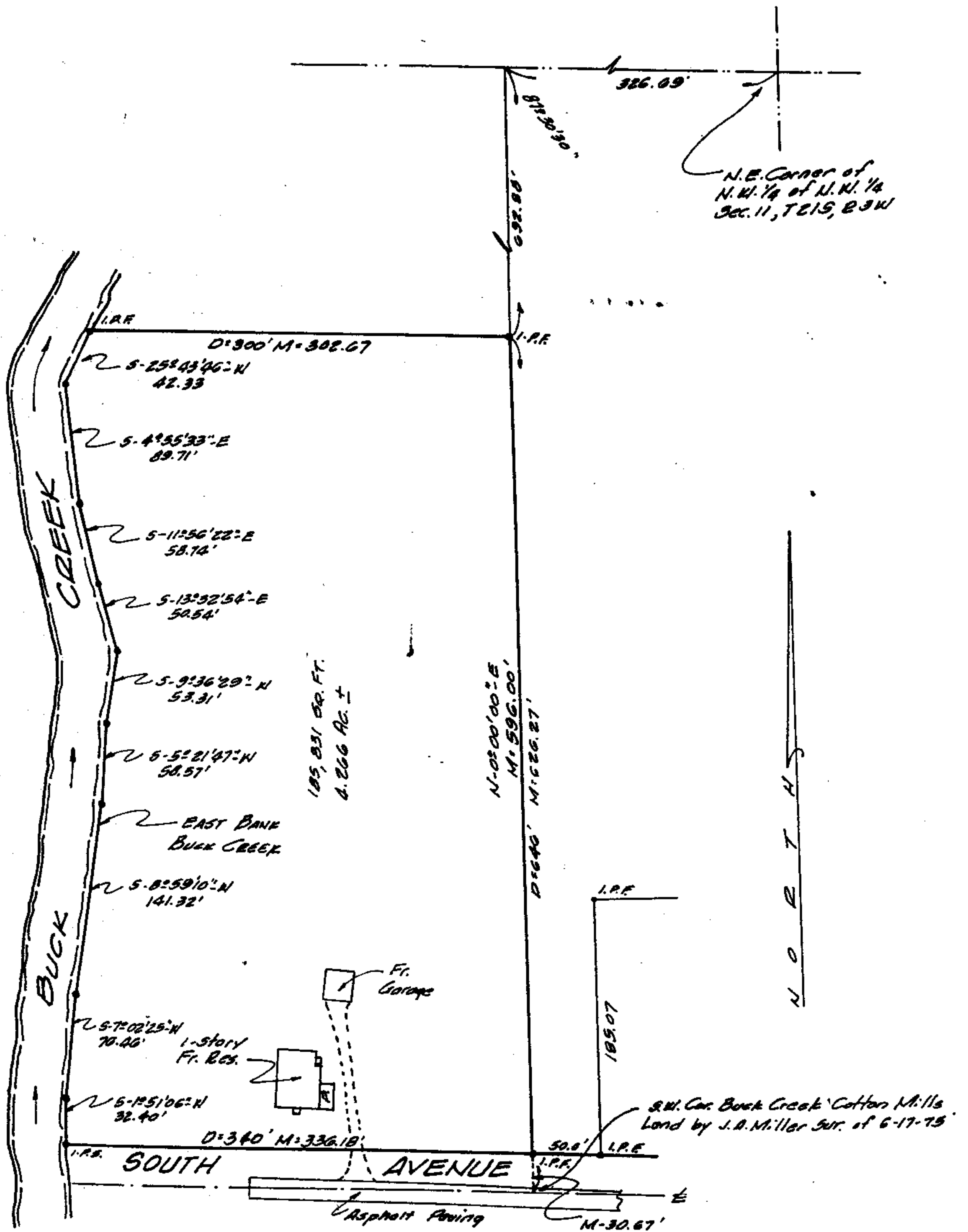
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethel B. Gardner, unmarried, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 1997.



William R. Justice
Notary Public



PROPERTY DESCRIPTION:

BEGINNING AT THE S.W. CORNER OF BUCK CREEK MILLS LAND IN THE N.W. 1/2 OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 3 WEST RUNNING NORTH 646 FEET; THENCE S.W. 300 FEET; THENCE SOUTH 625 FEET ALONG THE EAST SIDE OF BUCK CREEK; THENCE WEST 340 FEET TO THE POINT OF BEGINNING. CONTAINING 5 ACRES MORE OR LESS

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NOTES:

1. No title search of the public records has been performed by this firm and the lands shown hereon were not abstracted for easements and/or rights-of-ways, recorded or unrecorded, the subject property shown hereon is subject to setbacks, easements, zoning regulations and such restrictions which may be found in the records of said county.
2. Measurements were made in accordance with United States standards. The accuracy of the measurements shown meet the standards required by Minimum Technical Standards in the appropriate land area.
3. All bearings and/or angles and distances are actual unless noted otherwise. D= Deed R= Recorded M= Measured
4. Underground portions of foundations, footings or other underground structures were not located unless noted otherwise.
5. This firm has not performed nor authorized any sub-surface soil studies on the property shown hereon and makes no assertion as to the suitability for any building purpose.
6. The Flood Zone/s shown hereon is done so at no cost to the client for information only and is not done to influence the sale or rejection of the property and is provided as per existing F.I.R.M. panels published by the U. S. Department of Housing and Urban Development and is in no way guaranteed.
7. WARNING: Statements as to the status of a survey (change or no change) can be made only by a practicing, licensed Surveyor who has supervised field and office staff to competently inspect the premises and compare same with the current title record.
8. This map and survey constitutes the entire contract agreement between the Surveyor and Client and any further use thereof without the express written permission of the Surveyor is invalid.

004 MCD

18.00

LEGEND

I.P.F. IRON PIPE FOUND
I.P.S. IRON PIPE SET
MON. MONUMENT
R.R.S. RAILROAD SPIKE
N & C NAIL AND CAP
C.I. CAPPED IRON
C.P. CONTROL POINT
H & T HUB AND TACK
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
R. RADIUS
Δ DELTA/CENTRAL ANGLE
T TANGENT
CH. CHORD
d DEFLECTION ANGLE
P.C. POINT OF CURVE
P.T. POINT OF TANGENCY
P.C.C. POINT OF COMPOUND CURVE
P.R.C. POINT OF REVERSE CURVE
CONC. CONCRETE
ASPH. ASPHALT
X FENCE
● POWER POLE
—#— POWER/TELEPHONE LINE
N. NORTH
S. SOUTH
E. EAST
W. WEST

BEARING REFERENCE: Assumed SOURCE DOCUMENTS: Silura Mills Boundary Survey

STREET ADDRESS: South Avenue, Alabaster, Al. 35007

SCALE: 1"=100' TYPE SURVEY: Boundary DATE: 8-5-97

JOB NUMBER: 9710- PURCHASER: Gardener FIELD DATE: 8-3-97

I, Robert O. Blain, a registered professional Land Surveyor in the State of Alabama, hereby state that the survey shown hereon is a true and correct copy of a survey made by or supervised by me and that all parts of this survey and drawing have been prepared in substantial accordance with the Minimum Technical Standards for the practice of surveying in the State of Alabama. I further state that the building/s erected on this property are within the lines of same unless noted otherwise; that there are no encroachments by buildings of adjoining properties unless noted otherwise; that there are no easements, rights-of-way or joint use facilities over or across said property visible on the surface unless noted otherwise.


Robert O. Blain, Al. Reg. No. 9789

8-5-97
DATE



* by Joseph A. Miller, Jr. dated June 17, 1965 § D.V. 116, Pg. 247

Flood Zone A-4/B/C

ROBERT O. (BOB) BLAIN, PROFESSIONAL SURVEYOR
3 BROWN CIRCLE

ALABASTER, ALABAMA 35007

PHONE: (205) 664-2320 FAX: (205) 664-7434 D.P.: 770-4033