

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

## **WARRANTY DEED**

Inst # 1999-03128

**STATE OF ALABAMA**  
**SHELBY COUNTY**

01/25/1999-03128  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO4 CRH 16.50

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of One and no/100 Dollar (\$1.00) 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, **First Union Investors, LLC**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Utilities Board of the City of Helena, Alabama**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, City of Helena, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of lot 14 of Chestnut Forest, as recorded in map book 22 page 98, said point also being the Point of Beginning; thence S 09 deg. 41' 19" W for a distance of 68.22'; thence S 40 deg. 48' 36" E for a distance of 77.77'; thence S 28 deg. 37' 53" E for a distance of 20.93'; thence N 61 deg. 24' 52" E for a distance of 79.00'; thence N 09 deg. 41' 19" E for a distance of 85.17'; thence N 80 deg. 18' 41" W for a distance of 135.00' to the Point of Beginning. Said parcel contains 14,011 sq. ft., more or less.

There is also conveyed to the Grantee herein a permanent easement for drainage, installation of utilities and ingress and egress over and along the following described property, to-wit:

### **INGRESS EGRESS DRAINAGE AND UTILITY EASEMENT**

Commence at the NE corner of lot 14 of Chestnut Forest, as recorded in map book 22 page 98; thence S 09 deg. 41' 19" W for a distance of 68.22'; thence S 40 deg. 48' 36" E for a distance of 77.77'; thence S 28 deg. 37' 53" E for a distance of 20.93' to the Point of Beginning; thence S 28 deg. 37' 53" E for a distance of 61.00' to a point on the northerly right of way of a Chestnut Forest Circle also a point on a curve to the right having a central angle of 23 deg. 04' 26" and a radius of 50.00'; said curve subtended by a chord bearing N 61 deg. 22' 07" E and a chord distance of 20.00'; thence along the arc of said curve and along said right of way for a distance of 20.14'; thence N 28 deg. 37' 53" W and leaving said right of way for a distance of 14.39'; thence N 23 deg. 05' 38" E for a distance of 75.15'; thence S 61 deg. 24' 52" W for

**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 (we) have hereunto set my hand(s) and seal(s), this \_\_\_\_ day of September, 1997.

ATTEST:

FIRST UNION INVESTORS, LLC.

Harry K. Oglesby  
Secretary

By: Ben Chenault (SEAL)  
Ben Chenault, Managing Partner

STATE OF ALABAMA

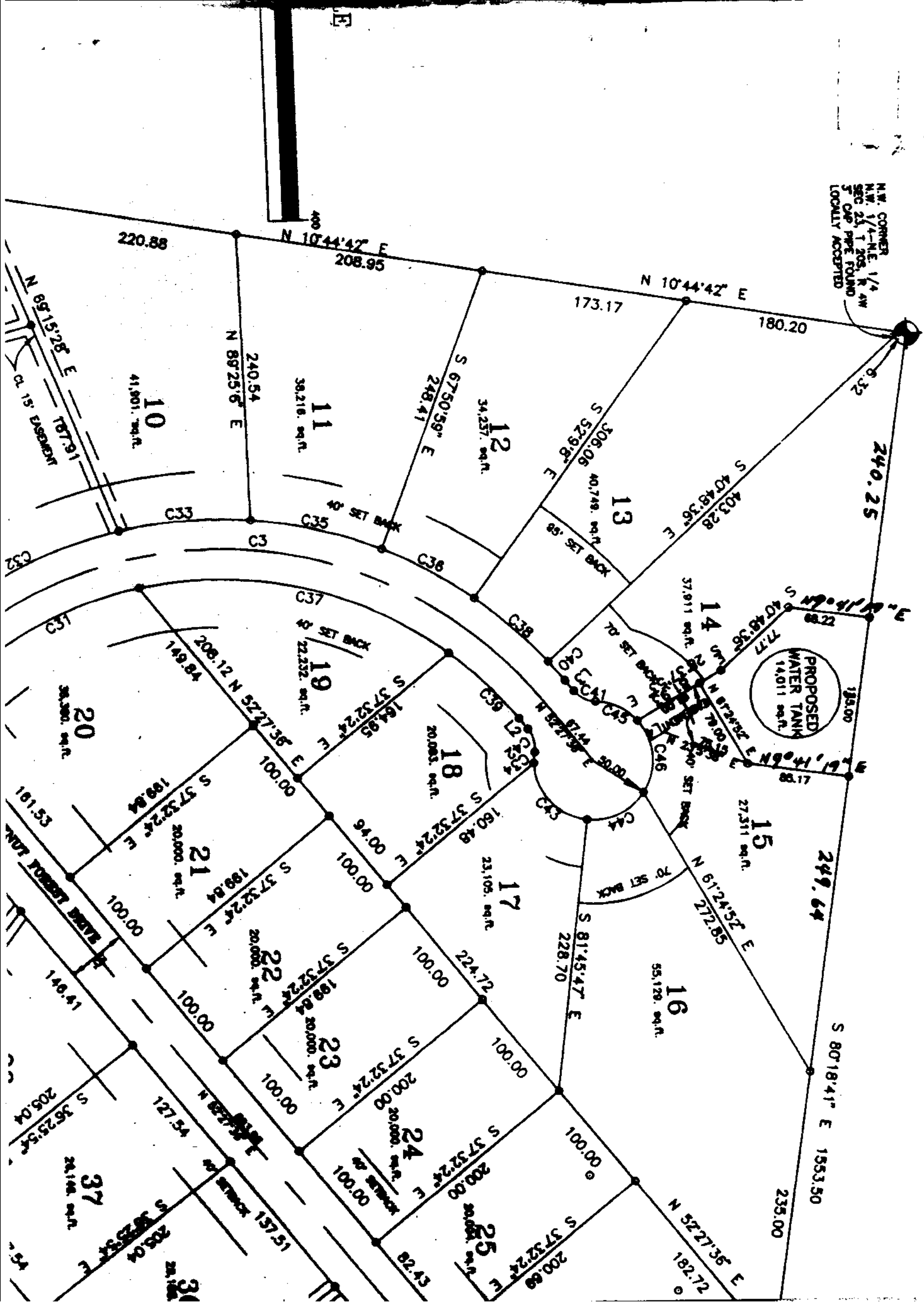
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ben Chenault, whose name as Managing Partner of First Union Investors, LLC, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15 day of September, 1997.

Frances Parish  
Notary Public

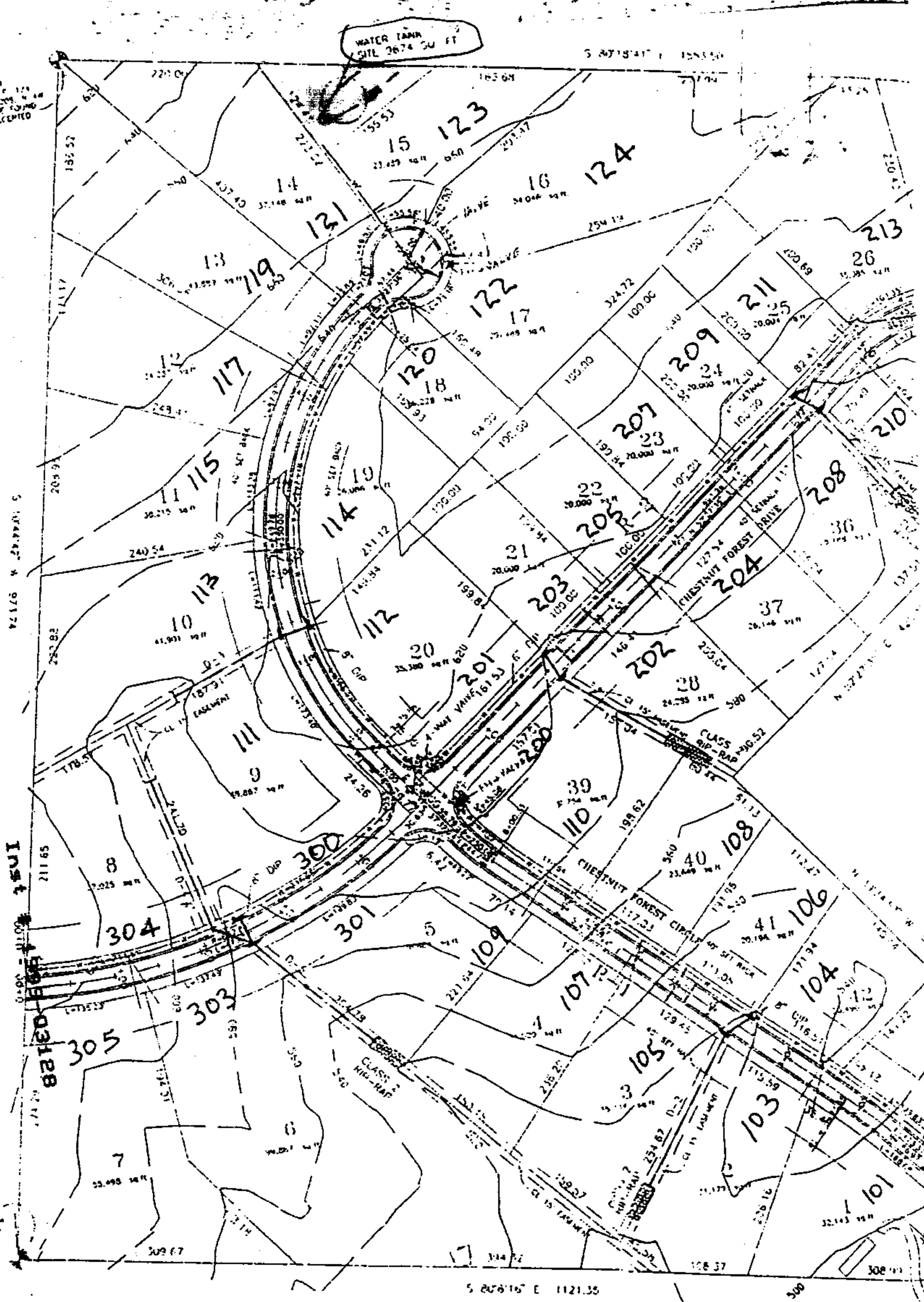
M A P





NO CORNER  
NO PLANTING  
NO FENCE  
NO MAP RECORD  
LOCALLY ACCEPTED

WATER TANK  
SITE 2674 SQ. FT.



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CHESTNUT  
FOREST