

VALUE: _____

SEND TAX NOTICE TO:

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

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

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, **Southern Landmark Development, Inc.**, a corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **County Board of Education of Shelby County, Alabama** (hereinafter "Board of Education") and **City of Pelham, Alabama**, a municipal corporation (hereinafter "City of Pelham") (herein referred to as Grantee, whether one or more), an easement over and across the following described real estate, situated in Shelby County, Alabama, to-wit:

A permanent and perpetual easement 30 ft. in width for the installation and maintenance of a sewer line and for sewer, water, and other utilities over and across the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

The City of Pelham agrees that for so long as the property described herein is owned by the above named Grantor, the City of Pelham will allow one free residential or commercial tap or connection to said sewer line for a single residential or commercial structure, said Impact Fee not to exceed a value or cost of \$3,000.00. The owner of said property will be responsible for paying any plumber fees for making the connection; the City of Pelham will not charge regular monthly user fees for such connection unless or until such connection to said sewer line is actually made by the above named.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

Said Grantor 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, I (we) have hereunto set my hand(s) and seal(s), this 14 day of January, 2000.

SOUTHERN LANDMARK DEVELOPMENT, INC.

By Roy Martin (SEAL)
Roy Martin, President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Martin, whose name as President of Southern Landmark Development, Inc., 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 14 day of January, 2000.

Sharon A. Taylor
Notary Public

Inst # 2000-03227
02/01/2000-03227
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2000 MAR 15:56

30' UTILITY EASEMENT
58-13-06-13-01-006.000
SOUTHERN LANDMARK DEVELOPMENT, INC.
111-A OWENS PARKWAY
BIRMINGHAM, ALABAMA 35244

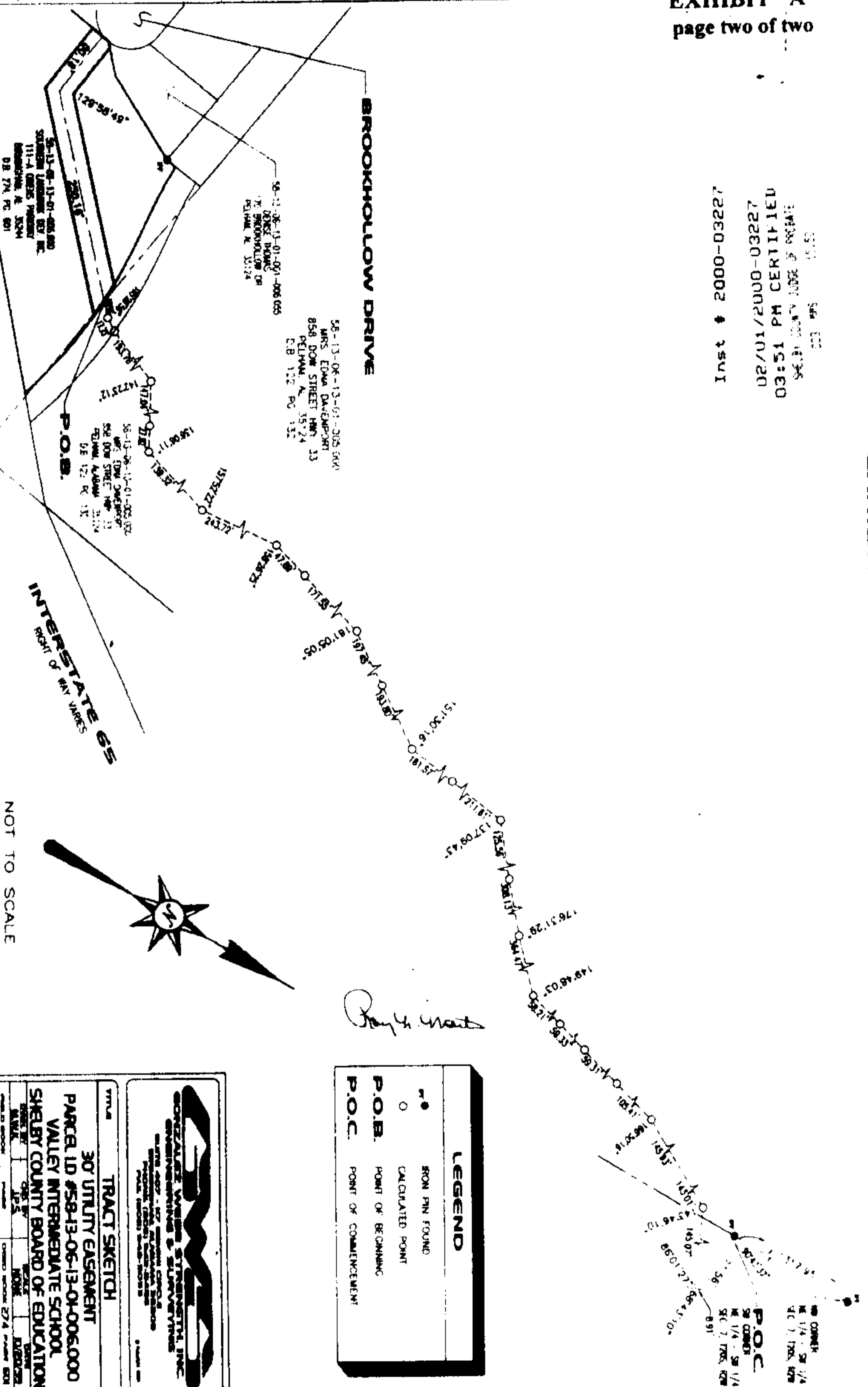
A parcel of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 20 South, Range 2 West and a point on the Northwestern most property line of Betty Sue Ryan, as Recorded in Deed Book 342, Page 299, in the Office of the Judge of Probate, Shelby County, Alabama and run in an Easterly direction along the said South boundary line for a distance of 71.56; thence leaving said Northern property line, turn an interior angle to the left 111 degrees 16 minutes 50 seconds and run in a Southeasterly direction for a distance of 8.91 feet; thence turn an interior angle to the left 93 degrees 58 minutes 33 seconds and run in a Southwesterly direction for a distance of 145.07 feet; thence turn an interior angle to the right 143 degrees 46 minutes 10 seconds and run in a Southwesterly direction for a distance of 143.01 feet to the Northwestern property line of Mary Jean Coates c/o Rodney Bailey, as Recorded in Deed Book 343, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said Northwestern property line, run along last described course for a distance of 145.93 feet; thence turn an interior angle to the right 166 degrees 50 minutes 16 seconds and run in a Southwesterly direction for a distance of 105.41 feet to the Northern most property line of Sam A. and Tommie S. Liles, as Recorded in Deed Book 282, Page 778, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along last described course for a distance of 59.31 feet to the Northern most property line of Mary K. Johnson, as Recorded in Deed Book 351, Page 873, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said Northern most property line, run along last described course for a distance of 59.33 feet to a point on the Eastern most property line of Mary K. Johnson; thence leaving said property line, run along last described course for a distance of 58.21 feet; thence turn an interior angle to the left 149 degrees 48 minutes 03 seconds and run in a Southwesterly direction for a distance of 364.47 feet; thence turn an interior angle to the left 176 degrees 31 minutes 29 seconds and run in a Southwesterly direction for a distance of 308.13 feet to the Northern most property line of James Rodney Bailey, as Recorded in Deed Book 238, Page 93, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said property line, run along last described course for a distance of 125.56 feet; thence turn an interior angle to the right 137 degrees 09 minutes 43 seconds and run in a Southerly direction for a distance of 211.61 feet to the Northern most property line of Buddy and Beverly Smith, as Recorded in Deed Book 223, Page 407 and Deed Book 345, Page 886, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said Northern most property line, run along last described course for a distance of 181.57 feet; thence turn an interior angle to the left 151 degrees 30 minutes 16 seconds and run in a Southwesterly direction for a distance of 193.80 feet to a point on the Northern most property line of Charles Brent Portera; thence leaving said Northern property line, run along last described course for a distance of 197.45 feet; thence turn an interior angle right of 161 degrees 05 minutes 05 seconds and run in a Southwesterly direction for a distance of 171.55 feet to the Eastern most property line of George H. Dunaway Estate c/o Kery Gentry; thence leaving said Eastern property line, run along last described course for a distance of 47.89 feet; thence turn an interior angle to the right 158 degrees 26 minutes 25 seconds and run in a Southerly direction for a distance of 243.72 feet; thence turn an interior angle to the left 157 degrees 52 minutes 22 seconds and run in a Southwesterly direction for a distance of 139.32 feet; thence turn an interior angle to the left 136 degrees 06 minutes 11 seconds and run in a Southwesterly direction for a distance of 27.02 feet to a point on the Eastern most property line of Mrs. Edna Davenport, as Recorded in Deed Book 122, Page 132, in the Office of the Judge of the Probate, Shelby County, Alabama; thence leaving said Eastern property line, run along last described course for a distance of 147.04 feet; thence turn an interior angle to the right 142 degrees 23 minutes 12 seconds and run in a Southwesterly direction for a distance of 193.78 feet to a point on the Southern most property line of Mrs. Edna Davenport; thence leaving said Southern property line, run along last described course for a distance of 17.73 feet; thence turn an interior angle to the left 165 degrees 20 minutes 56 seconds and run in a Southwesterly direction for a distance of 19.96 feet to a point on the Northern most property line of Southern Landmark Development, Inc., as Recorded in Deed Book 274, Page 601, in the Office of the Judge of Probate, Shelby County, Alabama and the POINT OF BEGINNING of a centerline of a 30 foot utility easement lying 15 foot and parallel to the centerline; thence leaving said Northern property line, run along last described course for a distance of 250.16 feet; thence turn an interior angle to the left 129 degrees 58 minutes 49 seconds and run in a Westerly direction for a distance of 80.18 feet to the Western most property line of Southern Landmark Development, Inc. and to the point of ending of the centerline herein described. See exhibit "A" for sketch.

Less and except any portion lying within the properties of Denise Thomas, Sandra L. & Lytle Hyde and within the right of way of Brookhollow Drive.

Ray H. Ward

Inst # 2000-03227
02/01/2000-03227
3:51 PM CERTIFIED
S&B COUNTY JUDGE'S OFFICE
003 445 1553



NOT TO SCALE