

VALUE: _____
SEND TAX NOTICE TO:

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

Inst • 2000-03229
02/01/2000-03229
03:51 PM CERTIFIED
SHELBY COUNTY, ALABAMA
15.50

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, **Betty Sue Ryan** and husband, **Jim Ryan**, the said Betty Sue Ryan being one in the same person as Betty Sue Thomas, (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 tap or connection to said sewer line for a single residential structure, said Impact Fee being valued at \$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.

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 14 day of January, 2000.

Betty Sue Ryan (SEAL)
Betty Sue Ryan

Jim Ryan (SEAL)
Jim Ryan

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Sue Ryan and husband, **Jim Ryan**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of January, 2000.

Sharon A. Taylor
Notary Public

30' UTILITY EASEMENT
58-14-03-07-03-009.006
BETTY SUE RYAN
1858 CO. ROAD 33N
PELHAM, ALABAMA 35124

A parcel of land situated in the South one-half of Section 7, Township 20 South, Range 2 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 said Section 7 and a point on the Northern 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 Northern most property line for a distance of 71.56 feet to 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, 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 Southeastern most property line of Betty Sue Ryan and the point of ending of said centerline herein described. . See Exhibit "A" for sketch.

Betty Sue Ryan
Betty Sue Ryan

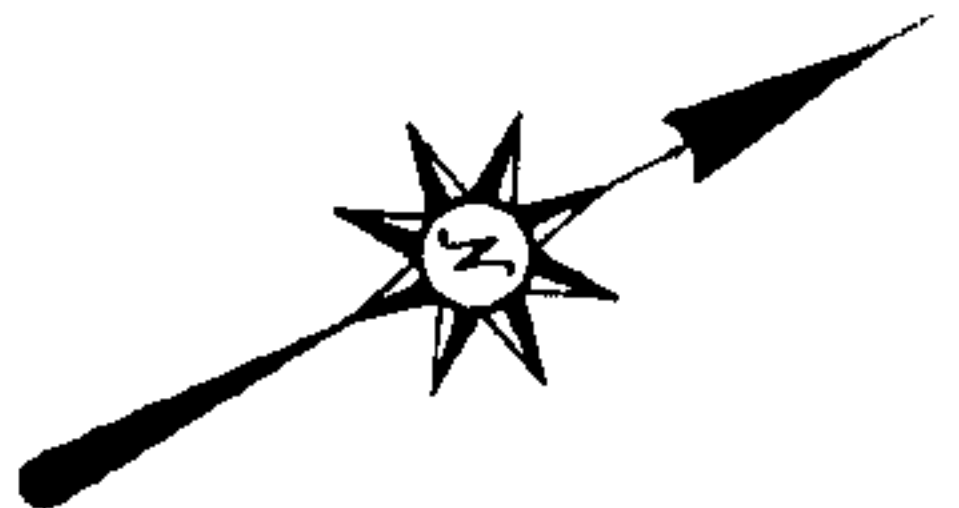
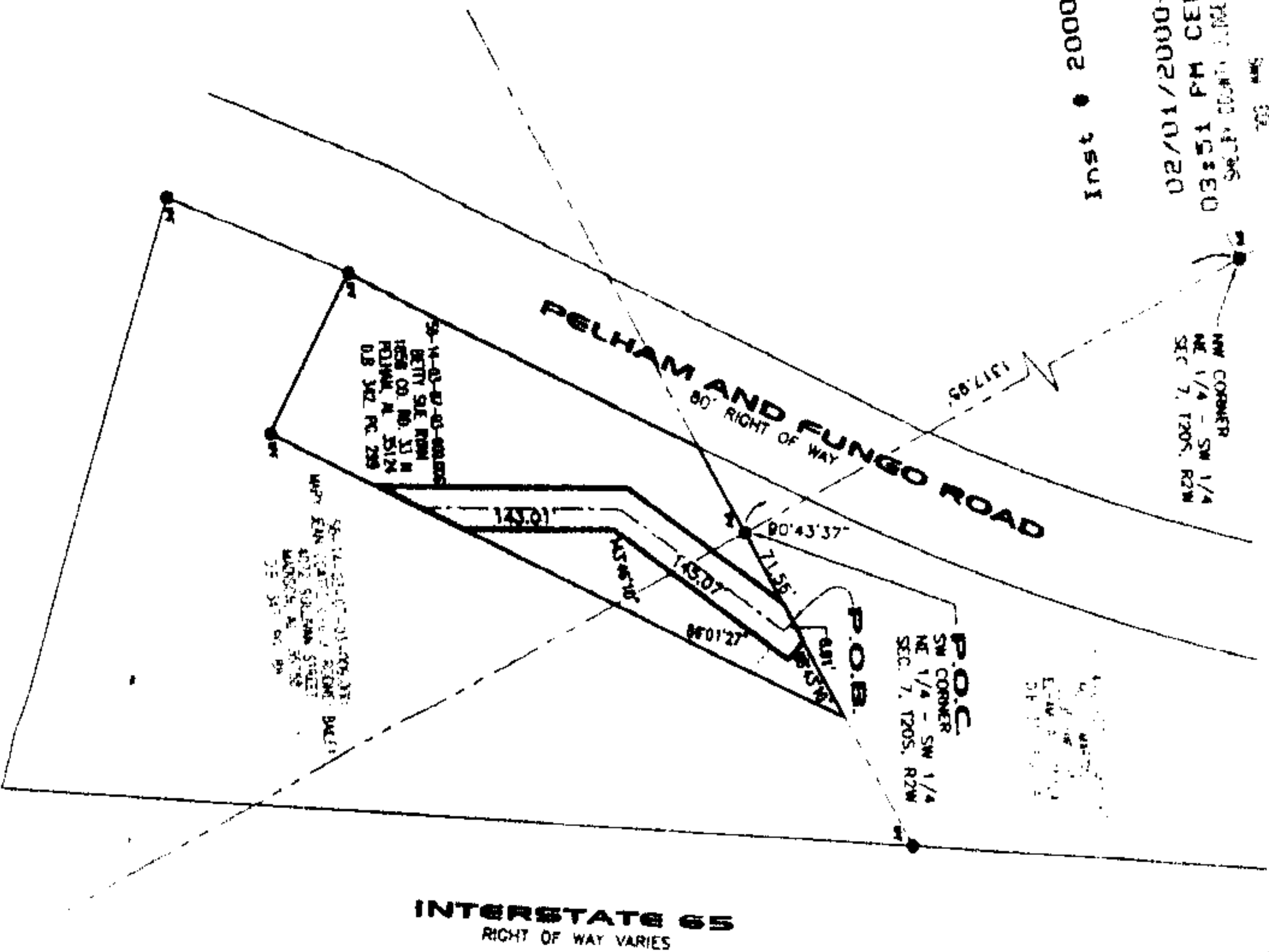
NW 1/4 - SW 1/4
SEC. 7. T70S. R2W

Inst • 2000-03229

02/01/2000-03225
03:51 PM CERTIFIED
SPECIAL DELIVERY
15.50
753 446


EXHIBIT "A" - TRACT SKETCH

1-4 3M 1-4
StC 1-4 205, 42M



NOT TO SCALE

LEGEND	
●	FROM PIN POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

			
GONZALEZ WEBER STREIBITZ, INC. ENGINEERING & SURVEYING 8475 407 - 17 GREEN GLEN DRIVE, SUITE 100 SAN ANTONIO, TEXAS 78238 PHONE (512) 342-1033 FAX (512) 342-1033			
DRAWN BY			
TITLE			
TRACT SKETCH			
30' UTILITY EASEMENT			
PARCEL ID #58-14-03-07-03-009.006			
VALLEY INTERMEDIATE SCHOOL			
SHELBY COUNTY BOARD OF EDUCATION			
DRAWN BY MWA	CDD BY JPS	EXAM NONE	DATE 5/5/93
PLAT NO. 342			

Betty Sue Ryan

John P. Ryan