

VALUE: \_\_\_\_\_

SEND TAX NOTICE TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Inst # 2000-03281

02/01/2000-03231  
03:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 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, **Charles Brent Portera**, a single man, (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 commercial tap or connection to said sewer line for each of the two existing commercial structures situated on said property, said Impact Fees not to exceed a value or cost of \$3,000.00 each. The owner of said property will be responsible for paying any plumber fees for making the connections; the City of Pelham will not charge regular monthly user fees for such connections unless or until such connections to said sewer line are 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.

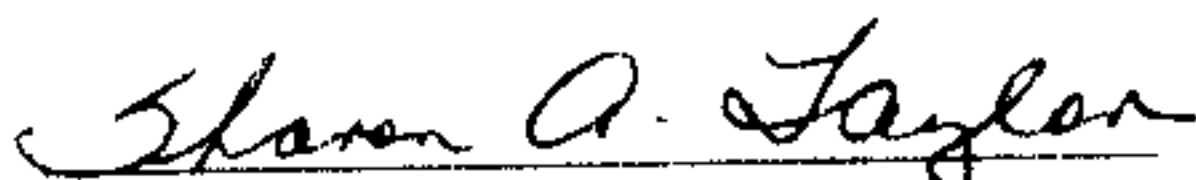
**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this 14 day of January, 2000.

 (SEAL)  
**Charles Brent Portera**

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Brent Portera**, a single man, 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, he executed the same voluntarily on the day the same bears date.

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

  
Notary Public

30' UTILITY EASEMENT  
58-14-04-18-02-010.001  
CHARLES BRENT PORTERA  
221 CARL NICHOLS DRIVE  
PELHAM, ALABAMA 35124

A parcel of land situated in the Northwest one-quarter of the Northwest one-quarter of Section 18, 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 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, as Recorded in Real Book 165, Pages 81 and 82 and Real Book 164, Page 08, 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 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 Southern most property line of Charles Brent Portera and to the point of ending of the centerline herein described . See Exhibit "A" for sketch.

*Alvin B. J. B.*

EXHIBIT "A" - TRACT SKETCH

02/01/2000-03231  
03:51 PM CERTIFIED  
1628-0002 + 2000-03231

PELHAM AND FUNGO ROAD

58-14-04-18-02-010.001  
CHARLES BRENT PORTER  
221 CARL NICHOLS DRIVE  
PELHAM, AL 35124  
REAL BOOK 165, PAGES 81 & 82  
REAL BOOK 164, PAGE 08

58-14-04-18-02-010.001  
BENTON & BECKER SMITH  
1570 HWY 33  
PELHAM, AL 35124  
BB 303 30 307  
BB 343 20 266

INTERSTATE 65  
RIGHT OF WAY VARIES

NW 1/4 - NW 1/4  
SEC 18, T20S, R2W



NOT TO SCALE

LEGEND

● IRON PIN FOUND

○ CALCULATED POINT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

GONZALEZ VAZQUEZ STRENGTHENING, INC.  
ENGINEERING & SURVEYING  
SUITE 407 - 87 GREEN CIRCLE  
PELHAM, AL 35124  
TEL: (205) 968-1000  
FAX: (205) 968-1001

TITLE			
30' UTILITY EASEMENT			
PARCEL ID #58-14-04-18-02-010.001			
VALLEY INTERMEDIATE SCHOOL			
SHELBY COUNTY BOARD OF EDUCATION			
CREATED BY	CREATED BY	DATE	
MM/K	JPS	10/20/99	
CREATED BY	DATE		
MM/K	10/20/99		

*Over B5 18*