

VALUE: _____

SEND TAX NOTICE TO:

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

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Inst • 2000-03233
02/01/2000-03233
03:52 PM CERTIFIED
SHELBY COUNTY, ALABAMA

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, **Mary K. Johnson**, a single woman (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 21 day of January, 2000.

Mary K. Johnson (SEAL)
Mary K. Johnson

**STATE OF ALABAMA
Shelby COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary K. Johnson**, a single woman, 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 21 day of January, 2000.

Sharon G. Taylor
Notary Public

30' UTILITY EASEMENT
58-14-03-07-03-009.002
MARY K. JOHNSON
1770 HWY. 33 / P.O. Box 825
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 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 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 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 and the point of ending of said centerline herein described. See Exhibit "A" for sketch.

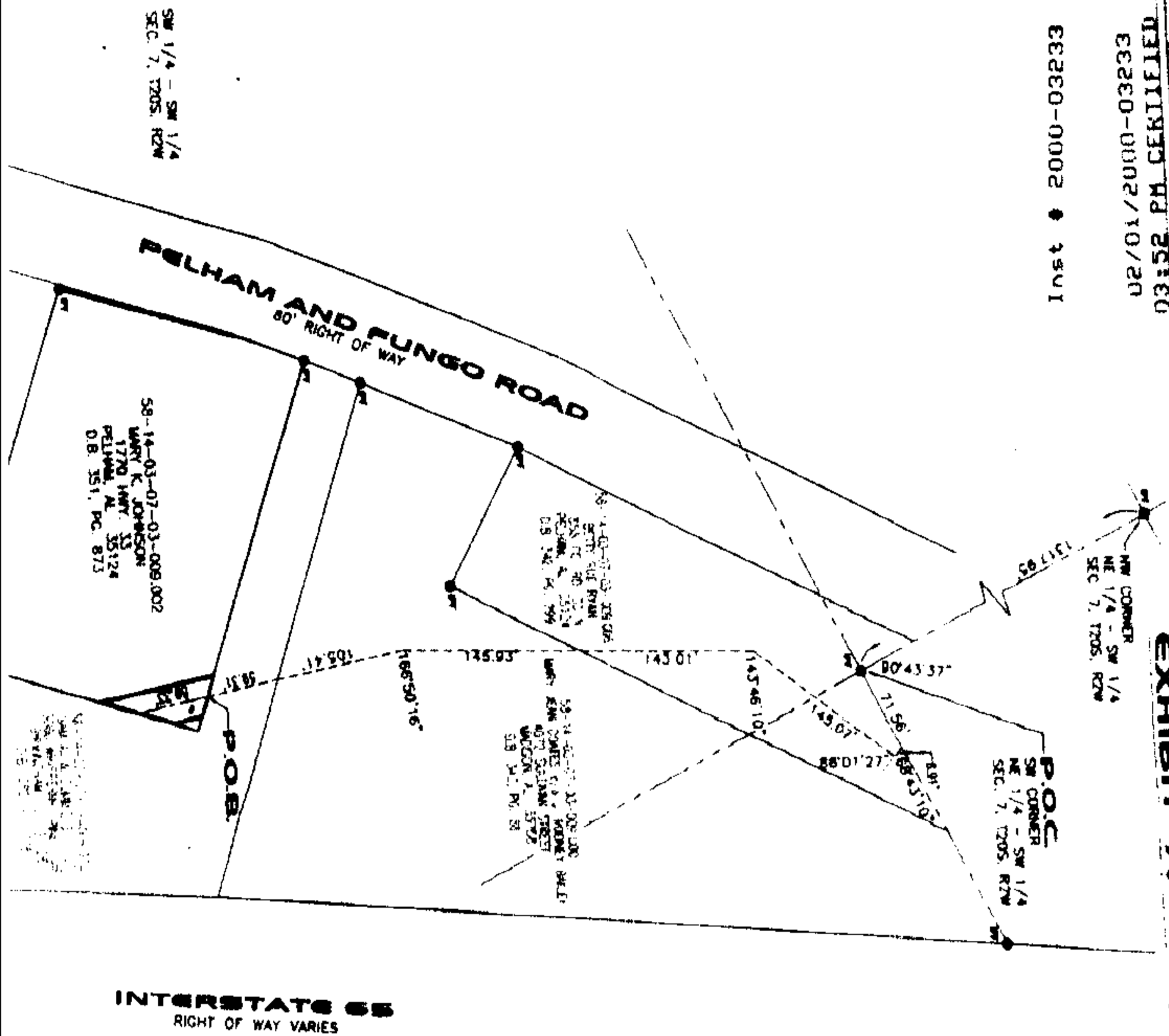
Mary K. Johnson

Inst # 2000-03233

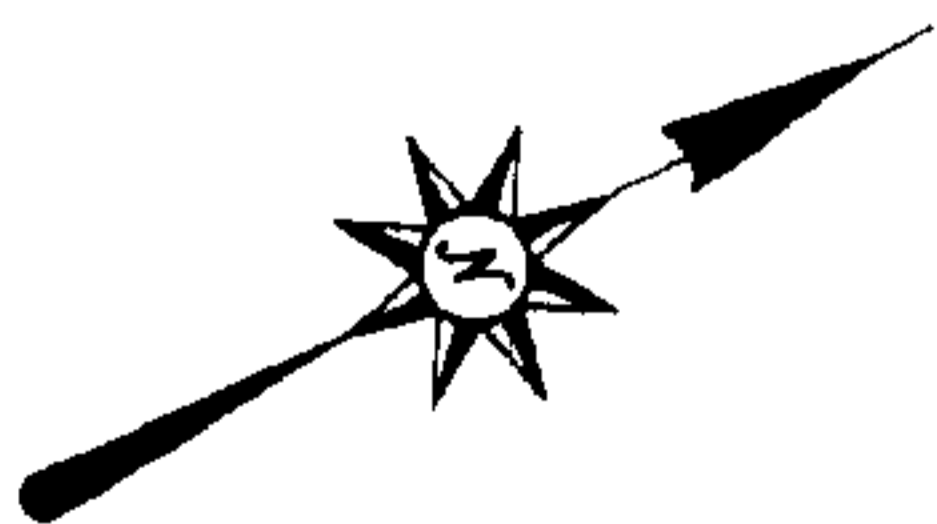
02/01/2000-03233

03:52 PM CEROULE

EXHIBIT "A" - TRACT SKETCH



INTERSTATE 65
RIGHT OF WAY VARIES



NOT TO SCALE

Mary H. Austin

LEGEND	
"•"	IRON PIN FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

W

GONZALEZ VASQUEZ STRATEGIC INC
ENGINEERING & SURVEYING
SUITE 407 - 87 SENeca CIRCLE
MARIETTA, ALABAMA 36007
PHONE: (205) 938-1111
FAX: (205) 938-1111

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TITLE TRACT SKETCH

30 UTILITY EASEMENT
PARCEL ID #58-14-03-07-03-009.002
VALLEY INTERMEDIATE SCHOOL
SHELBY COUNTY BOARD OF EDUCATION

DATE