

This instrument was prepared by:  
Michael G. Graffeo, Esq.  
2100 SouthBridge Parkway, Ste. 650  
Birmingham, Alabama 35203

Send Tax Notice To:  
William C. & Laura B. Wiygul  
195 Country Hills Road  
Montevallo, AL 35115

**WARRANTY DEED (With Survivorship)**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve Thousand Dollars and no/cents (\$12,000.00) to the undersigned grantor, **Alabaster Water Board**, an Alabama public corporation being one and the same as to-wit: the Water & Gas Board of the city of Alabaster, an Alabama municipal corporation (hereinafter referred to as "**grantor**"), in hand paid by the grantees herein, the receipt whereof is acknowledged, the grantor does hereby grant bargain, sell and convey unto **William C. Wiygul and Laura B. Wiygul** (herein referred to as "**grantees**") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

a parcel of land in the NW ¼ of NW ¼ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, and said parcel is part of a parcel of land as described in Deed Book 356, at pages 547 and 548, as recorded in the Judge of Probate office of Shelby county, Alabama; the boundaries of said parcel being as described hereinafter:

Begin at an iron located at the NW corner of the NW ¼ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, said iron being the true point of beginning of the boundaries of the parcel being described herein; thence from said point of beginning run South 74°31'35" East a distance of 207.59 feet along a chord of an arc on the South right of way of Country Hills Road, said road being on a curve to the right with an arch length of 208.78 feet, a deflection angle of 23°34'41" and a radius of 580.89 feet to an iron pin on said right of way; thence South 01°57'06" West 208.71 feet to an iron; thence North 74 31'35" West 207.59 feet to an iron pin located on the West line of NW ¼ of said Section 2; thence North 01°57'06" East 208.71 feet to the point of beginning.

Situated in Shelby County, Alabama

Subject to the following:  
Easements of record, if any.  
Ad valorem taxes, if any are due.

TO HAVE AND TO HOLD Unto to the grantees, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees) in the event one

05/09/2000-15305  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNS 23.00

Inst # 2000-15305

grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And the grantor does for itself, its successors and assigns covenant with the 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 grantees and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Chairman, David M. Frings, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 8<sup>th</sup> day of May, 2000.

ATTEST:

Alicia Buse  
Its Secretary

ALABASTER WATER BOARD

By: David M. Frings  
DAVID M. FRINGS  
It's: Chairman

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID M. FRINGS**, whose name as **Chairman of the Alabaster Water Board**, an Alabama public corporation, 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, 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 8<sup>th</sup> day of May, 2000.

John Bailey  
Notary Public

**My Commission Expires May 11, 2002**

05/09/2000-15305  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1115 23.00

Inst # 2000-15305