

This instrument prepared by:

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Inst # 2000-18277

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of **Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00)** and other good and valuable consideration in hand paid by **HEART OF DIXIE RAILROAD MUSEUM, INC.** to **WESTERVELT LAND COMPANY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT LAND COMPANY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **HEART OF DIXIE RAILROAD MUSEUM, INC.**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

A part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama, and also being all that part of an unnamed block of "Saffords", map of the Town of Shelby being bounded on the South by 6<sup>th</sup> Avenue, on the East by 4<sup>th</sup> Street, on the West by 3<sup>rd</sup> Street, and the North by an abandoned railroad: said parcel being more particularly described; as a point-of-beginning start at the Northeast corner of the intersection of 3<sup>rd</sup> Street and 6<sup>th</sup> Avenue; thence run North 6° 23' East and along the East margin of 3<sup>rd</sup> Street for a distance of 123.27 ft. to its intersection with the South Right-of-Way margin of an abandoned railroad; thence run South 88° 46' East and along said railroad margin for a distance of 231.37 ft. to a point; thence continue along said railroad margin North 83° 33' East for a chord distance of 286.62 ft. to its intersection with the West Right-of-Way margin of 4<sup>th</sup> Street; thence run South 1° 35' West and along said West margin for a distance of 208.44 ft. to its intersection with the North Right-of-Way margin of 6<sup>th</sup> Avenue; thence run North 83° 37' West and along said North margin for a distance of 527.36 ft. to the point-of-beginning.

A part of an unnamed block of "Saffords" survey of the Town of Shelby, said parcel being bounded on the North by an abandoned railroad, on the West by 1<sup>st</sup> Street, on the South by 6<sup>th</sup> Avenue and on the East by 3<sup>rd</sup> Street, and also being described as a part of the SW $\frac{1}{4}$  of

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the SE¼ and the SE¼ of the SE¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama. Said parcel being more particularly described as follows: As a Point-of-Beginning start at the Northwest corner of the intersection of 6<sup>th</sup> Avenue and 3<sup>rd</sup> Street; thence run North 06° 23' East along the West Right-of-Way margin of 3<sup>rd</sup> Street for a distance of 116.96 ft. to a point on the South Right-of-Way margin of an abandoned railroad; thence run North 88° 46' West along the South Right-of-Way margin of said abandoned railroad for a distance of 661.15 ft. to a point on the West Right-of-Way margin of 1<sup>st</sup> Street as presently located; thence run South 14° 19' East along the East Right-of-Way margin of 1<sup>st</sup> Street for a chord distance of 60.80 ft. to a point on the North Right-of-Way margin of 6<sup>th</sup> Avenue; thence run South 83° 32' East along the North Right-of-Way margin of 6<sup>th</sup> Avenue for a distance of 636.98 ft. to the Point-of-Beginning.

Parts of Block 117 of the Town of Shelby according to "Saffords" map of the Town of Shelby and being more particularly described as follows: Parcel "B", as a point-of-beginning start at the Southwest corner of said Block 117 and run South 88° 29' East and along the South boundary of said Block for a distance of 85.22 ft. to a point; thence run North 13° 15' East for a distance of 200.89 ft. to a point on the curving North boundary of said Block; thence run South 76° 19' West and along said curving North boundary of said Block for a chord distance of 129.81 ft. to the Northwest corner of said Block; thence run South 1° 49' West and along the West boundary of said Block for a distance of 162.67 ft. to the point-of-beginning.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said **HEART OF DIXIE RAILROAD MUSEUM, INC.**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **WESTERVELT LAND COMPANY, INC.** has hereunto set its signature by Charles F. Huguen, its Vice President, who is duly authorized on this the 31st day of March, 2000.

ATTEST:

By: Robert A. Bandy  
Assistant  
Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: Charles F. Huguen  
Its: Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, DeAnna H. Greffer, a Notary Public in and for said county, in said state, hereby certify that Charles F. Huguen, whose name as Vice President, of **WESTERVELT LAND COMPANY, INC.**, a 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of March, 2000.

DeAnna H. Greffer  
Notary Public

My commission expires:

4/23/00

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:  
**HEART OF DIXIE RAILROAD MUSEUM, INC.**

P. O. Box 727  
Calera, AL 35040

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