

This instrument prepared by:

Name: Norman W. Lipscomb

Address: P. O. Box 48999

Tuscaloosa, AL 35404-8999

Source of Title:

Book: Page:

Book: Page:

QQ	Q	SEC	T	R
SW	SE	18	22S	1W

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Two Thousand Four Hundred and No/100 Dollars (\$2,400.00) and other good and valuable consideration in hand paid by HISTORIC SHELBY ASSOCIATION 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 Historic Shelby Association, 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 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 Church Street, on the South by 6th Avenue and on the East by 1st Street and also being described as a part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ 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 Northeast corner of the intersection of Church Street and 6th Avenue; thence run South 83° 32' East for a distance of 320.07 ft. to a point lying on the West Right-of-Way of 1st Street; thence run North 18° 33' West 2nd along the West Right-of-Way Margin of 1st Street for a chord distance of 55.13 ft. to a point on the South Right-of-Way margin of an abandoned railroad; thence run North 86° 43' West along the South Right-of-Way margin of said abandoned railroad for a distance of 301.73 ft. to a point on the platted East Right-of-Way margin of Church Street; thence run South 6° 38' East along the East Right-of-Way margin of Church Street for a distance of 33.84 ft. to the Point-of-Beginning.

Inst # 2000-18483

06/05/2000-18483
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 SMA 16.00

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 Historic Shelby Association, its successors and assigns forever.

IN WITNESS WHEREOF, the said WESTERVELT LAND COMPANY, INC. has hereunto set its signature by Charles F. Hughen, its Vice President, who is duly authorized on this the 8th day of October, 1999.

ATTEST:

By: Charles Hughen

Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: Charles F. Hughen

Its: Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

I, Linda M. Montgomery, a Notary Public in and for said county, in said state, hereby certify that Charles F. Hughen, 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 8th day of October, 1999.

Linda M. Montgomery
Notary Public

My commission expires:

7/19/2003

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:

HISTORIC SHELBY ASSOCIATION

Box 176
Shelby, AL 35143

Inst # 2000-18483

06/05/2000-18483
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 16.00