

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
City of Hoover
100 Municipal Drive
Hoover, AL 35236

Inst. 2000-20723
06/21/2000-20723
12:50 PM CERTIFIED
SHELBY COUNTY, ALABAMA

CORPORATION GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00) DOLLARS, in hand paid to the undersigned, P & R Southland Properties, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by City of Hoover, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

A Pump Station Site for the City of Hoover, being situated in Section 25, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the most southerly corner of Lot 16A, "A Resurvey of Lot 16 and Pump Station Site of Riverchase Cove" as shown on the record map recorded in Map Book 21, Page 48 in the Probate Office of Shelby County, Alabama by Instrument No. 1996-20635.

From said Point of Beginning run North 53 degrees, 36 minutes, 00 seconds East along the common line of Lot 16A and the Pump Station Site for a distance of 55.83 feet to the Northwest corner of said Pump Station Site, said point being on a curve, curving to the left in a southerly to southeasterly direction, having a radius of 275.00 feet, a central angle of 07 degrees, 48 minutes, 07 seconds and a chord bearing of South 39 degrees, 22 minutes, 28 seconds East. Thence run along the arc of said curve for a distance of 37.45 feet (chord distance 37.42 feet) to a point on the northwesterly right-of-way of Carl Raines Lake Road, as shown on said record map, thence run South 46 degrees, 43 minutes, 28 seconds West along said right-of-way for 102.52 feet to a point on the southeast side of a curved cul-de-sac, said curve, curving to the left in a northeasterly to northerly to northwesterly direction, having a radius of 50.00 feet, a central angle of 83 degrees, 07 minutes, 28 seconds and a chord bearing of North 05 degrees, 09 minutes, 44 seconds East. Thence run along the arc of said curve for a distance of 72.54 feet (chord distance 66.34 feet) to the most southerly point of Lot 16A and the point of beginning. Said Pump Station Site contains 2,710.77 square feet, more or less as shown on said record map.

SUBJECT TO:

1. Ad valorem taxes for current year.
2. Any easements, restrictions of record and not of record.

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantees herein. No certification is made as to title and easements and encroachments, if any.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said P & R Southland Properties, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said P & R Southland Properties, Inc., a corporation by its PRESIDENT, FRANK E. PLUM

, who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 23rd day of August, 19 99.

P & R Southland Properties, Inc.

FRANK E. PLUM (SEAL)
BY: FRANK E. PLUM
ITS: PRESIDENT

THE STATE OF Arkansas)
COUNTY OF LEE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that FRANK E. PLUM whose name as PRESIDENT of P & R Southland Properties, 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/she, 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 23rd day of August, 19 99.

J. Brett Johnson
NOTARY PUBLIC
My commission expires: 6/15/03

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