

THIS INSTRUMENT WAS PREPARED BY:
George M. Hopper
Alabama Power Company
Corporate Real Estate Dept.
P. O. Box 2641
Birmingham, AL 35291

✓ SEND TAX NOTICE TO:
Mr. Fred R. Agee
P. O. Box 351
Westover, AL 35785

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Eight Thousand Eight Hundred Fifty-Five and 32/100 Dollars (\$38,855.32) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, Southern Electric Generating Company, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto Fred R. Agee (herein referred to as "Grantee"), the following-described real estate situated in Shelby County, Alabama, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property"):

A parcel of land located in a portion of the Southwest ¼ of Section 33 Township 20 South Range 02 East of Shelby County, Alabama, more particularly described as follows:

Commence at Southwest corner of the Northwest ¼ of Section 33, marked by a 4 inch by 4 inch concrete monument, thence South 89°34'14" East along the South ¼ line of the Northwest ¼ of Section 33, a distance of 1321.24 feet to a point; thence South 00°31'05" West a distance of 39.90 feet to a 4 inch by 4 inch concrete monument, said point being the Point of Beginning of the hereinafter described parcel; thence South 69°11'43" West along the south right-of-way of a railroad a distance of 222.83 feet to a set 5/8 inch rebar; thence South 39°02'36" West a distance of 665.78 feet to a set 5/8 inch rebar; thence South 88°34'58" East a distance of 507.82 feet to a set 5/8 inch rebar; thence South 41°57'52" West a distance of 237.22 feet to a set 5/8 inch rebar; thence South 60°32'30" West a distance of 190.12 feet to a set 5/8 inch rebar; thence South 47°42'27" West a distance of 81.40 feet to a set 5/8 inch rebar; thence South 30°00'27" East a distance of 47.57 feet to a set 5/8 inch rebar; thence South 78°30'55" East a distance of 36.82 feet to a set 5/8 inch rebar; thence North 67°24'57" East a distance of 98.95 feet to a set 5/8 inch rebar; thence North 65°29'19" East a distance of 125.62 feet to a set 5/8 inch rebar; thence North 78°02'49" East a distance of 237.32 feet to a set 5/8 inch rebar; thence North 00°27'17" East a distance of 842.75 feet to the point of beginning.

Said parcel containing 7.08 acres more or less. All bearings based on State Plane West Zone Grid North in Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his successors and assigns forever.

Inst # 2000-25986

08/02/2000-25986
PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HHS 50.00

The Property is conveyed to the Grantee subject to the following:

1. General and special taxes or assessments for the current and subsequent years not yet due and payable.
2. Mineral, mining, and oil and gas rights not owned by the Grantor, if any.
3. Easement, covenants, reservations, conditions and restrictions of record.
4. Any easement for any utility serving the Property whether of record or not.
5. A 20-foot right of way for Grantor's access to its adjoining lands is reserved along the northern boundary of the property described above.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal effective as of the 27th day of June, 2000.

Southern Electric Generating Company

By William B. Hutchins, III (SEAL)
Its: Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, G. M. Hopper, a Notary Public in and for said County in said State, hereby certify that William B. Hutchins, III whose name as Vice President of Southern Electric Generating Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 the 27th day of June, 2000.

G. M. Hopper
Notary Public State at Large

Inst # 2000-25986

08/02/2000-25986
04:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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