

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and donation for public school purposes to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **City of Helena, Alabama**, an Alabama municipal corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **The County Board of Education of Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama; and run northerly along the east line of said Section 17 for 110.19 feet to a point on the northeast line of a Southern Natural Gas Company easement and the point of beginning of the parcel of land herein described; thence continue along the last described course for 1695.33 feet to a point on the southeast right of way line of Shelby County Highway No. 52; thence turn 109° 13' 13" left to the tangent of a curve to the left at said point, said curve having a radius 1454.71 feet, and run southwesterly along said curve and said road right of way line for 573.15 feet to the point of a tangent to said curve; thence run southwesterly along the tangent to said curve at said point, and along said right of way line for 393.59 feet to the point of beginning of a curve to the left, said curve having a radius of 2251.83 feet, thence run southwesterly along said curve and said right of way line for 341.93 feet to the point of a tangent to said curve; thence run along the tangent to said curve at said point and along said right of way line for 16.18 feet; thence turn 89° 26' 05" left and run southeasterly along the northeast line of said Southern Natural Gas Company easement for 121.25 feet; thence turn 02° 29' 31" left and run along said easement line for 175.52 feet; thence turn 00° 22' 14" right and run southeasterly along said easement line for 847.93 feet; thence turn 15° 53' 40" right and run along said easement line for 221.18 feet to the point of beginning. Said parcel containing 20.87 acres or 909,233 square feet.

Subject to easements, restrictions, and covenants contained in deed from Western Pocahontas Properties Partnership.

The Grantee herein agrees to comply with the request of City of Helena, Alabama for relocation of sanitary sewer pump lines and facilities to be located at the right-of-way of County Road No. 52 and the East property line of said parcel.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 21 day of ~~November, 1999.~~  
August 2000

ATTEST:

Peggy Dunaway  
Peggy Dunaway, Clerk 8/22/00

CITY OF HELENA, ALABAMA

Charles W. Penhale (SEAL)  
Charles W. Penhale, Mayor 8/21/00

08/22/2000-28770  
02:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MMS 12.00

Inst # 2000-28770

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Penhale, whose name as Mayor of the City of Helena, Alabama, a municipal 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 such instrument, he, such officer and with full authority, executed the same voluntarily for and as the act of said City of Helena, Alabama.

Given under my hand and official seal, this the 31 day of <sup>August 2000</sup>~~November, 1999~~.

Peggy C Dunaway  
Notary Public

My Commission Expires January 11 2003

Inst # 2000-28770

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