

This instrument was prepared by:

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MICHAEL G. GRAFFEO, P.C.
2100 SouthBridge Parkway, Ste. 650
Birmingham, AL 35209

MUNICIPAL CORPORATE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, That in consideration of ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, City of Alabaster, an Alabama municipal corporation (hereinafter referred to as "grantor"), in hand paid and delivered by the grantee herein, the receipt whereof is acknowledged, grantor does hereby grant, bargain, sell and convey unto Alabaster Water Board, an Alabama public corporation (herein referred to as "grantee," whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1

Commence at the SE corner of the NW ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, and facing South along the East Section line of said ¼-¼, turn an angle of 91 deg. 33 min. right and run 92.28 feet to the point of beginning. Thence turn left 90 deg. 00 min. and run 134.22 feet in a Southerly direction; thence turn right 90 deg. 00 min. and run 100.0 feet in a Westerly direction; thence turn right 90 deg. 00 min. and run 134.22 feet in a Northerly direction; thence turn right 90 deg. 00 min. and run 100.0 feet to the point of beginning. (said parcel containing 0.31 acres, more or less)

PARCEL 2

Commence at the SE corner of the NW ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, and facing South along the East ¼ Section line of said ¼-¼, turn an angle of 91 deg. 33 min. right and run 92.28 feet; thence turn left 90 deg. 00 min. and run 7.5 feet to the point of beginning; thence turn left 90 deg. 00 min. and run 92.28 to the ¼ line of said Section. Said described line being the center line of a proposed easement lying 7.5 feet either side of said described line. (said parcel containing 0.03 acres, more or less)

Subject to the following:

Any restrictions appearing of record.

As authorized by Ordinance No. 00-021, duly enacted by the City of Alabaster, an Alabama municipal corporation, on the 16 day of November, 2000.

This deed is prepared without benefit of title insurance at the request of the Grantor herein.

TO HAVE AND TO HOLD Unto to the grantee and successors and assigns of the grantee forever.

12/05/2000-41862
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 15.00

Inst # 2000-41862


And the grantor does for itself, its successors and assigns, covenant with the grantee and the grantee's 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 grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Mayor, David M. Frings, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 30 day of November, 2000.

ATTEST:

City of Alabaster, an Alabama municipal


Marsha Massey
Its City Clerk


By 
David M. Frings,
Its: Mayor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *David M. Frings*, whose name as *Mayor of the City of Alabaster*, an Alabama municipal 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, as such officer and with full authority, executed the same voluntarily for and as the act of the City of Alabaster, an Alabama municipal corporation.

Given under my hand and official seal this 30 day of November, 2000.


Notary Public, Nancy Burns
MY COMMISSION EXPIRES OCT. 12, 2002

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