

Send Tax Notice to:

City of Alabaster
201 1st Street North, P.O.Box 277
Alabaster, AL 35007

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Inst # 2001-01150

01/11/2001-01150
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MWB 15.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifty-Five Thousand, Five Hundred & no/100 (\$55,500.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Nancy J. Kuhnel**, an unmarried woman (herein referred to as grantor), does grant, bargain, sell and convey unto the **City of Alabaster, Alabama, a municipal corporation** (herein referred to as GRANTEE), in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

A parcel of land situated in SW 1/4 of SW 1/4, Section 2, Township 21 South, Range 3 West, and in the NW 1/4 of NW 1/4, Section 11, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 87 deg. 30 min. 36 sec. East a distance of 658.04 feet to the point of beginning; thence North 25 deg. 53 min. 12 sec. East a distance of 45.23 feet; thence North 35 deg. 08 min. 12 sec. East a distance of 530.00 feet; thence South 51 deg. 07 min. 40 sec. East a distance of 204.00 feet; thence South 19 deg. 22 min. 20 sec. East a distance of 500.23 feet; thence South 72 deg. 37 min. 40 sec. West a distance of 160.00 feet; thence South 13 deg. 57 min. 50 sec. East a distance of 342.74 feet; thence South 28 deg. 25 min. 55 sec. West a distance of 170.00 feet; thence South 00 deg. 21 min. 40 sec. West a distance of 465.00 feet; thence North 89 deg. 41 min. 31 sec. West a distance of 129.60 feet; thence South 00 deg. 10 min. 36 sec. West a distance of 185.10 feet to a point on the Northerly right of way of South Avenue; thence North 87 deg. 06 min. 54 sec. West along said right of way a distance of 50.00 feet; thence North 00 deg. 10 min. 36 sec. East and leaving said right of way a distance of 596.00 feet; thence North 87 deg. 19 min. 54 sec. West a distance of 322.93 feet; thence North 22 deg. 06 min. 48 sec. West a distance of 400.00 feet; thence North 25 deg. 53 min. 12 sec. East a distance of 356.77 feet to the point of beginning; being situated in Shelby County, Alabama. Containing 15.90 acres, more or less, according to survey dated October 12, 2000 of Rodney Y. Shiflett P.L.S.21784.

Subject to the following:

1. Taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 180 page 286 and Deed Book 123 page 137 in Probate Office.
3. Transmission line permit(s) to Southern Natural Gas as shown by instrument(s) recorded in Deed Book 90 page 445 and Deed Book 90 page 333 in Probate Office.
4. Easement(s) to Shelby County as shown by instrument recorded in Deed Book 72 page 538 in Probate Office.
5. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112 page 280 in Probate Office.
6. Subject to street lighting conveyed to Alabama Power Company as set out in Deed Book 226, page 1 in Probate Office.

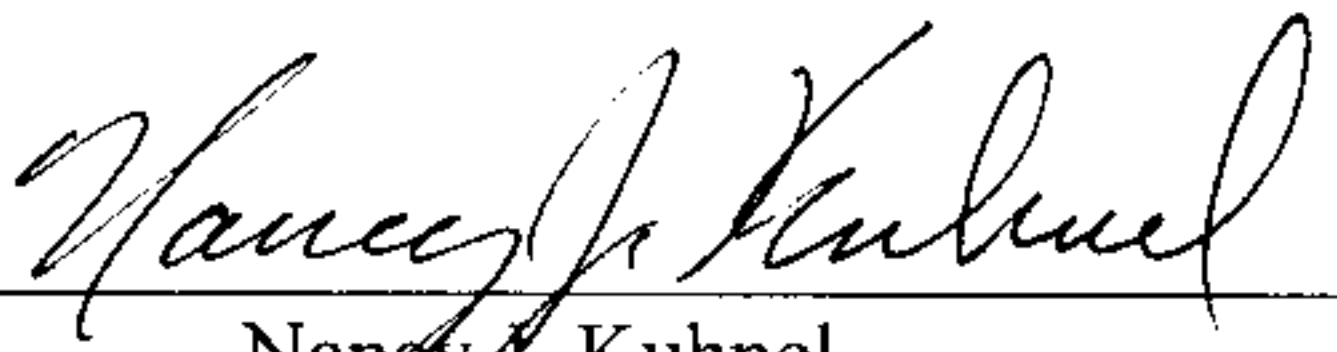
7. Permit for buried lines to South Central Bell as set out in Deed Book 285, page 508 in Probate Office.

8. All existing easements for water, gas and sewer, telephone and electric lines as shown by recorded Property Line Map, Siluria Mills as set out in Map Book 5, page 10.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, its successors and assigns, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal this 3rd day of January, 2001.


Nancy J. Kuhnel

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy J. Kuhnel, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same on the date the same bears date.

Given under my hand and official seal this 3rd day of January, 2001.


Notary Public

My Commission Expires May 11, 2002

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