

THIS INSTRUMENT PREPARED BY:

Kathryn S. Carver

Attorney at Law

1000 Urban Center Drive, Suite 250

Birmingham, Alabama 35242

SEND TAX NOTICE TO:

City Clerk

City of Hoover

100 Municipal Drive

Hoover, Alabama 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **BELLSOUTH TELECOMMUNICATIONS, INC.**, a Georgia corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **CITY OF HOOVER, ALABAMA**, an Alabama municipal corporation (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama (the "Property"):

Lot 2, according to the survey of Sunlink Subdivision, as recorded in Map Book 14, Page 25 in the office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT the following described property:

Part of the S.W.1/4 of the S.W.1/4, Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more fully described as follows:

Commence at a point on the existing North right-of-way of Shelby County Road 17 that is 24 feet, more or less, left of and at right angles to the centerline of survey of Project STPBH-7112(1) at Station 8+08 and the POINT OF BEGINNING: thence North a distance of 7 feet, more or less, to a point that is 31 feet left of and at right angles to said centerline of Station 8+08; thence East a distance of 91 feet, more or less, to a point that is 31 feet left of and at right angles to said centerline of Station 9+00; thence continue East a distance of 98 feet, more or less, to a point on the existing North right-of-way of said Shelby County Road 17 that is 24 feet, more or less, left of and at right angles to said centerline at Station 10+00; thence West along said North right-of-way a distance of 190 feet, more or less, to the POINT OF BEGINNING.

Subject to:

1. Ad valorem taxes for tax year 2001 and subsequent years.
2. Any rights, interest or claims affecting the Property which a correct survey would disclose and which are not shown by the public record.

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3. Any minerals or mineral rights leased, granted or retained by prior owners.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 523; Deed Book 139, page 157; Deed Book 219, page 586; Deed Book 251, page 886; Deed Book 292, page 356; and Deed Book 319, page 40, in the Probate Office of Shelby County, Alabama.
5. Title to oil, gas, petroleum, and sulfur, together with mining rights and privileges belonging thereto, as reserved in, but not limited to, Deed Book 127, page 140, in said Probate Office, as to the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama.
6. Right of way to Shelby County recorded in Deed Book 153, page 212 (as to Highway #31), and in Deed Book 177, page 25; and Deed Book 177, page 46, (as to Highway #17), in said Probate Office. Said rights of way do not cross subject property but are contiguous thereto.
7. Easement to Harbert-Equitable Joint Venture recorded in Real Record 267, page 420, in said Probate Office.
8. Temporary Construction and Grading Easement Agreement between SunLink Corporation and EES Joint Venture, as recorded in Real Record 285, page 207. Said Agreement includes terms and conditions concerning use of six (6) inch water line across Lot 1.
9. Agreement between The Harbert-Equitable Joint Venture and SunLink Corporation concerning sewer service, recorded under Instrument #1996-00745, in said Probate Office.
10. 35 foot minimum building setback line along South lot line from Valleydale Road, as reserved and shown on record map and survey prepared by Walter Schoel Engineering Company, dated August 14, 1998.
11. 20-foot sanitary sewer easement across northern portion of lot, as reserved and shown on record map and survey prepared by Walter Schoel Engineering Company, Inc., dated August 14, 1998.
12. Rights of the public and others entitled thereto in and to the use of that portion of the insured premises within the bounds of the walkways and parking spaces shown on survey prepared by Walter Schoel Engineering Company, Inc., dated August 14, 1998.

13. The following encroachments and other matters as shown on survey prepared by Walter Schoel Engineering Company, Inc., dated August 14, 1998:

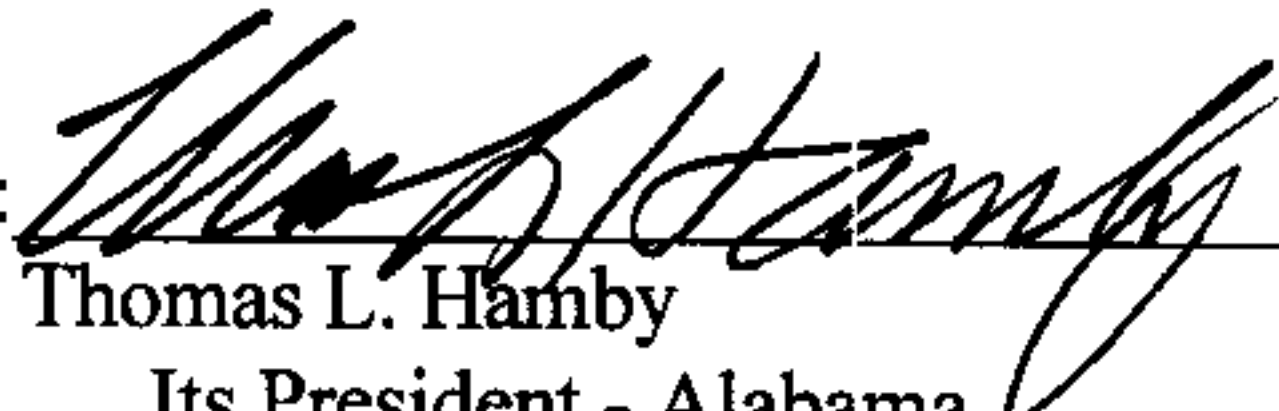
- a. Steps and/or retaining wall
- b. Concrete slab, standpipe, metal lid and concrete box
- c. Sewer supported by concrete piers
- d. Sanitary sewer lines and manholes
- e. Manholes (type unknown)
- f. Fire hydrants
- g. Inlets, cleanouts, telephone box, power manhole, light poles
- h. 18" pipes and headwall
- i. 24" pipe and headwall
- j. 18" RCP with concrete headwall
- k. P.I.Vs
- l. 18" curb and gutter
- m. Concrete flumes, headwall, and storm manhole
- n. Overhead power lines, guy wires, guys
- o. Tel. Ped. and line

14. Terms, conditions, restrictions, easements, reservations, and release of damages set forth in deed recorded under Instrument #1994/00039, in said Probate Office.

TO HAVE AND TO HOLD unto the Grantee, it successors and assigns forever, together with all improvements, appurtenances and hereditaments thereunto belonging.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 14th day of February, 2001.

BELLSOUTH TELECOMMUNICATIONS, INC.

By: 
Thomas L. Hamby
Its President - Alabama



STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas L. Hamby, whose name as President—Alabama of BellSouth Telecommunications, Inc., a Georgia 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 said corporation.

Given under my hand and official seal this 14th day of February 2001.

Christie M. Huff

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: May 16, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

BellSouth\Sale to Hoover\Deed

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