

This instrument prepared by:

Name: Norman W. Lipscomb

Address: P. O. Box 48999

Tuscaloosa AL 35404-8999

Source of Title:

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QQ	Q	SEC	T	R
SE	SE	13	22S	1W
SW	SW	18	22S	1E

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of **Thirty Nine Thousand Eight Hundred Fifty and No/100 Dollars (\$39,850.00)** and other good and valuable consideration in hand paid by **HEART OF DIXIE RAILROAD MUSEUM, INC.** to **WESTERVELT LAND COMPANY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT LAND COMPANY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **HEART OF DIXIE RAILROAD MUSEUM, INC.**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

**SURFACE RIGHTS ONLY IN AND TO:**

A parcel of land in the SE¼ of the SE¼ of Section 13, Township 22 South, Range 1 West, and the SW¼ of the SW¼ of Section 18, Township 22 South, Range 1 East, being a part of the same land described in a deed to Westervelt Land Company, Inc. recorded in instrument #1999-39658, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a ¾" rebar, found at the SE corner of said Section 13; thence N 00° 33' 01" W, along the east line of said section, a distance of 555.28 feet to the **Point of Beginning**, on a curve in the North right-of-way line of the Heart of Dixie Railroad; thence along said curve, to the left, in said right-of-way, having a radius of 1925.00 feet and a chord bearing of N 59° 20' 23" E, and arc length of 142.09 feet to a point in the center of an old ditch; thence, along said ditch the following courses and distances, N 50° 13' 35" W, a distance of 123.61 feet, N 74° 02' 56" W, a distance of 263.84 feet, N 85° 49' 59" W, a distance of 762.68 feet, N 87° 40' 20" W, a distance of 303.77 feet to a point; thence S 00° 58' 49" E, a distance of 202.97 feet to a point; thence N 88° 58' 43" E, a distance of 499.04 feet to an iron rod, found; thence S 00° 55' 46" E, distance of 173.24 feet to the North right-of-way of County Road No. 308; thence S 87° 02' 44" E, along said right-of-way, a distance of 560.74 feet to the North right-of-way of the Heart of

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Dixie Railroad; thence along a curve, to the left, in said right-of-way, having a radius of 1925.00 feet and a chord bearing of N 65° 09' 14" E, an arc length of 248.60 feet to the **Point of Beginning**. The herein described parcel contains 7.97 acres of land.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to the said **HEART OF DIXIE RAILROAD MUSEUM, INC.**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **WESTERVELT LAND COMPANY, INC.** has hereunto set its signature by Charles F. Huguen, its Vice President, who is duly authorized on this the 22nd day of March, 2001.

ATTEST:

By: Elizabeth Shaw

Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: Charles F. Huguen

Its: Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, Linda M. Montgomery, a Notary Public in and for said county, in said state, hereby certify that Charles F. Huguen, whose name as Vice President, of WESTERVELT LAND COMPANY, INC., a 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 22nd day of March, 2001.

Linda M. Montgomery  
Notary Public

My commission expires:

7/19/03

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to:  
HEART OF DIXIE RAILROAD MUSEUM, INC.  
Box 727  
Calera, AL 35040

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