

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Inst # 2001--12325

**04/03/2001--12325
04:13 PM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE
002 MB 19.00**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100 Dollars (\$5,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jean L. Barnes**, a widow (herein referred to as Grantor), grant, bargain, sell and convey unto **City of Pelham, Alabama** (herein referred to as Grantee), an easement over, along, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A temporary construction easement fifty feet (50') in width being twenty-five feet (25') on either side of the centerline of a proposed sewer and/or water line and a thirty feet (30') wide permanent easement for installation of water, sewer, and other utilities, which said permanent easement shall be fifteen feet (15') on each side of the aforesaid centerline as described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein. Grantor does further agree that Grantor, her heirs, successors, and assigns will not construct any building or other improvements on or over that portion of the property described on Exhibit "B" lying fifteen feet (15') on either side of the aforesaid centerline or otherwise do or allow any activity thereon which will damage or impair the sewer and/or water lines or other utilities installed by City.

City shall have the right to construct, install, and/or maintain and repair or replace water and sewer lines or facilities and/or other utilities as deemed necessary and advisable by City within the aforesaid permanent easement.

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, that 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.

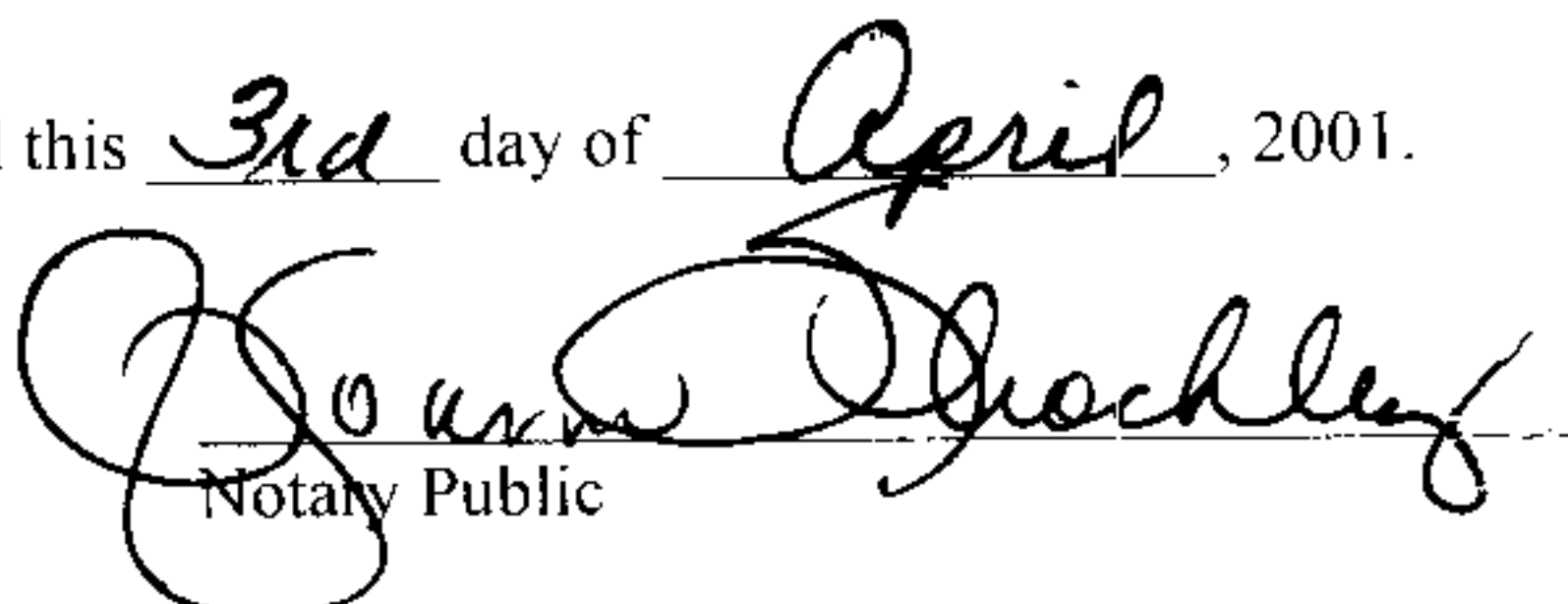
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of April, 2001.

 (SEAL)
Jean L. Barnes

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jean L. Barnes**, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

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


Notary Public

MY COMMISSION EXPIRES OCTOBER 30, 2004

EXHIBIT "B"

COMMENCE AT THE NW CORNER OF SAID SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE S 87 DEG-46'-00" E A DISTANCE OF 1669.02'; THENCE S 18 DEG-40'-00" W A DISTANCE OF 190.46'; THENCE S 11 DEG-40'-00" W A DISTANCE OF 369.40'; THENCE N 81 DEG-15'-00" E A DISTANCE OF 37.50'; THENCE S 14 DEG-37'-00" W A DISTANCE OF 75.00'; THENCE S 81 DEG-15'-00" W A DISTANCE OF 37.50'; THENCE S 11 DEG-50'-58" W A DISTANCE OF 209.97'; THENCE S 17 DEG-12'-34" W A DISTANCE OF 410.69'; THENCE S 3 DEG-59'-34" W A DISTANCE OF 667.56'; THENCE N 81 DEG-02'-26" W A DISTANCE OF 246.20'; THENCE S 39 DEG-02'-26" E A DISTANCE OF 142.52 TO THE POINT OF BEGINNING OF A 30' PERMANENT UTILITY EASEMENT AND A 50' TEMPORARY CONSTRUCTION EASEMENT LYING 15' AND 25' RESPECTIVELY EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE N 84 DEG-28'-20" W A DISTANCE OF 47.67'; THENCE N 77 DEG -02'-52" W A DISTANCE OF 192.98' TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #31 (VARIABLE RIGHT-OF-WAY) AND THE END OF SAID CENTERLINE AND SAID EASEMENTS.

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