

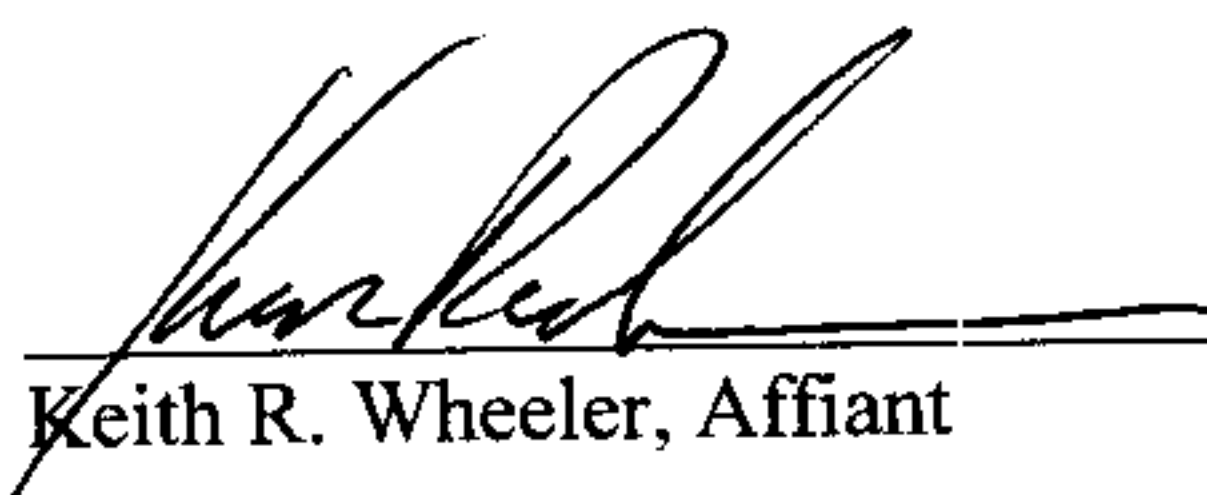
STATE OF ALABAMA  
SHELBY COUNTY

Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Keith Wheeler who, after being by me first duly sworn to speak the truth, deposes and says as follows:

My name is Keith R. Wheeler, and I am employed with Municipal Consultants, Inc. Municipal Consultants, Inc. is a Civil/Environmental Engineering firm which has performed engineering work for the County Board of Education of Shelby County, Alabama and, in particular, for the Pelham Valley Intermediate School Complex. In the course of the construction of Valley Intermediate School, it was necessary to install certain additional sewer lines connecting the Municipal Sewer System of the City of Pelham to the school property which was owned and controlled by the County Board of Education of Shelby County, Alabama. The acquisition of such easements was handled by the undersigned affiant. One of the parcels of property over which the sewer line easement had to be located was owned by Mary Jean Coates, a single woman, and James Rodney Bailey, a married man. An adjoining parcel of property over and through which said sewer easement was to be located was owned by James Rodney Bailey.

On February 8, 2000, I talked with James Rodney Bailey, the son of Mary Jean Coates and agent for both his property and that of Mary Jean Coates. James Rodney Bailey gave me verbal permission at that time to begin construction of the sewer easement and instructed me to forward the easements to him for execution by Mary Jean Coates and James Rodney Bailey. Two easement documents were prepared and forwarded by affiant to Mary Jean Coates and James Rodney Bailey, one of which was executed by Mary Jean Coates and James Rodney Bailey on January 31, 2000, a copy of which is attached as Exhibit "A" and the second of which was executed by James Rodney Bailey on the \_\_\_ (blank) day of January 2000, and which is shown on Exhibit "B" attached hereto.

The County Board of Education of Shelby County, Alabama proceeded to install sewer utility lines over and across the easements as described on Exhibits "A" and "B" and are now using and utilizing the same. Both documents shown on Exhibit "A" and Exhibit "B" were executed by the aforesaid owners but were not notarized. County Board of Education of Shelby County, Alabama and the City of Pelham, Alabama are now and have been since early in the year 2000 in possession of said easement and have located sewer lines and facilities on, over, and along said easements for the transmission of sewage effluent from the Valley Intermediate School to the City of Pelham Sewer System. Further affiant saith not.

  
Keith R. Wheeler, Affiant

Sworn to and subscribed before  
me this 27 day of April, 2001.

  
Notary Public

Inst. # 2001-16635  
04/30/2001-16635  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
008 CJ1 .00

VALUE: \_\_\_\_\_

SEND TAX NOTICE TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Jean Coates**, a single woman, and **James Rodney Bailey**, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **County Board of Education of Shelby County, Alabama** (hereinafter "Board of Education") and **City of Pelham, Alabama**, a municipal corporation (hereinafter "City of Pelham") (herein referred to as Grantee, whether one or more), an easement over and across the following described real estate, situated in Shelby County, Alabama, to-wit:

A permanent and perpetual easement 30 ft. in width for the installation and maintenance of a sewer line and for sewer, water, and other utilities over and across the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

The City of Pelham agrees that for so long as the property described herein is owned by the above named Grantor, the City of Pelham will allow one free residential tap or connection to said sewer line for a single residential structure, said Impact Fee being valued at \$3,000.00. The owner of said property will be responsible for paying any plumber fees for making the connection; the City of Pelham will not charge regular monthly user fees for such connection unless or until such connection to said sewer line is actually made by the above named.

This property constitutes no part of the homestead of Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this 31 day of January, 2000.

Mary Jean Coates (SEAL)  
Mary Jean Coates

James Rodney Bailey (SEAL)  
James Rodney Bailey

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Jean Coates**, a single woman, 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 31 day of January, 2000.

\_\_\_\_\_  
Notary Public

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Rodney Bailey**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of January, 2000.

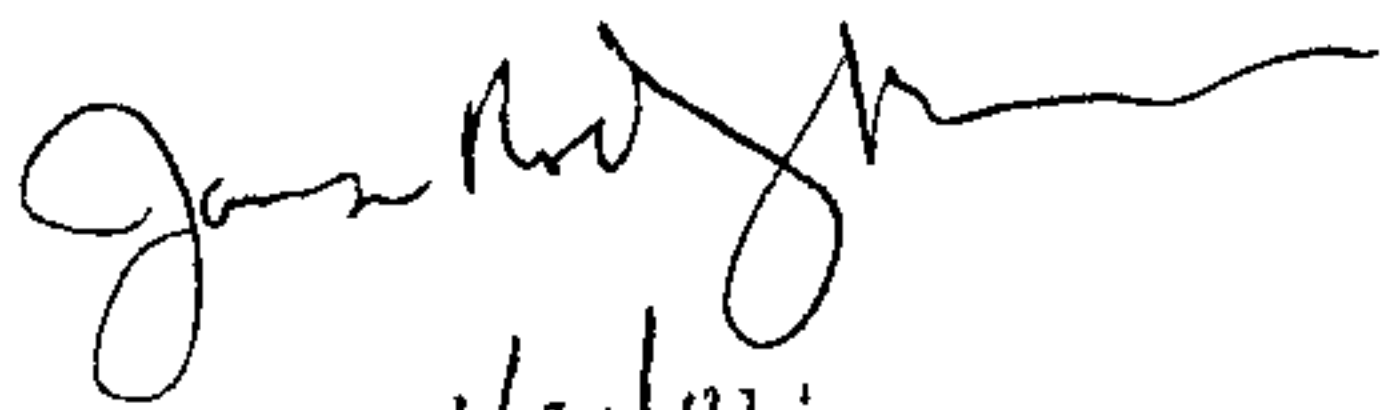
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
page one of two

30' UTILITY EASEMENT  
58-14-03-07-03-009.000  
MARY JEAN COATES c/o J. RODNEY BAILEY  
4072 SULLIVAN STREET  
MADISON, ALABAMA 35758

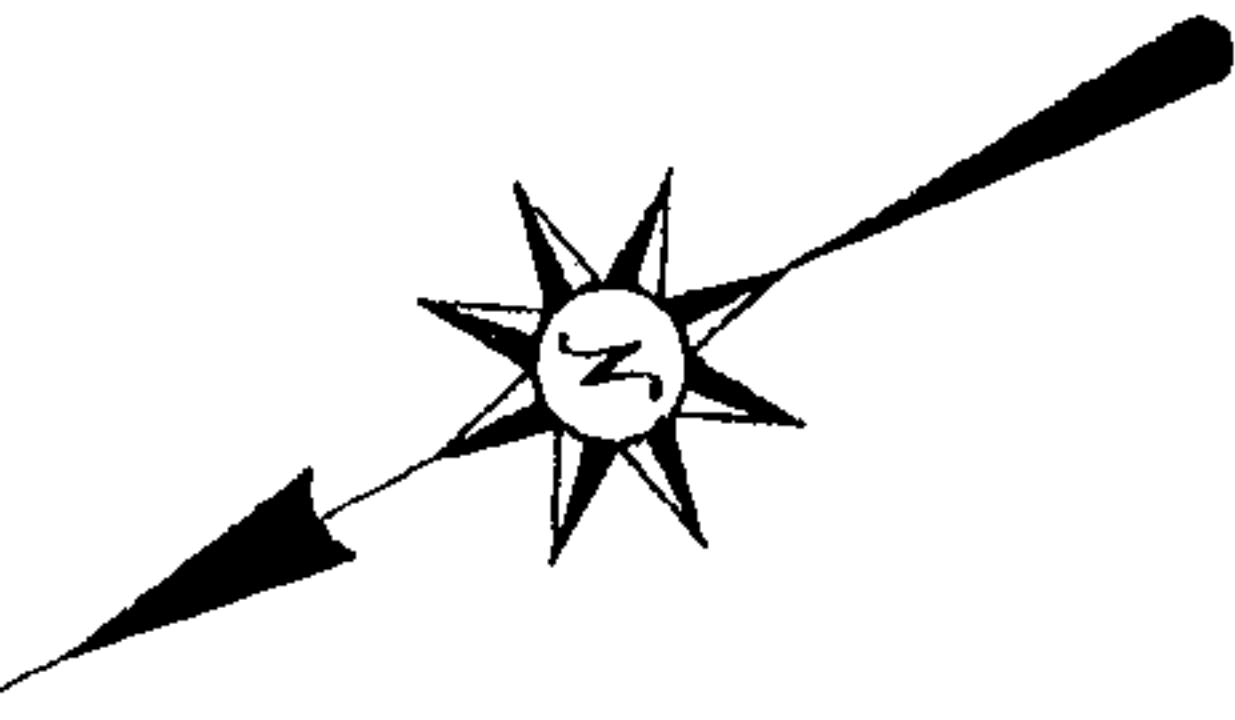
A parcel of land situated in the South one-half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 7 and a point on the Northern most property line of Betty Sue Ryan, as Recorded in Deed Book 342, Page 299, in the Office of the Judge of Probate, Shelby County, Alabama and run in an Easterly direction along the said South boundary line for a distance of 71.56; thence leaving said Northern most property line, turn an interior angle to the left 111 degrees 16 minutes 50 seconds and run in a Southeasterly direction for a distance of 8.91 feet; thence turn an interior angle to the left 93 degrees 58 minutes 33 seconds and run in a Southwesterly direction for a distance of 145.07 feet; thence turn an interior angle to the right 143 degrees 46 minutes 10 seconds and run in a Southwesterly direction for a distance of 143.01 feet to the Northwestern most property line of Mary Jean Coates c/o J. Rodney Bailey, as Recorded in Deed Book 343, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama and the POINT OF BEGINNING of a centerline of a 30 foot utility easement lying 15 foot and parallel to the centerline; thence leaving said Northwestern property line, run along last described course for a distance of 145.93 feet; thence turn an interior angle to the right 166 degrees 50 minutes 16 seconds and run in a Southwesterly direction for a distance of 105.41 feet to the Southern most property line of Mary Jean Coates c/o J. Rodney Bailey and the point of ending of said centerline herein described. . See Exhibit "A" for sketch.

  
1/31/w.

**EXHIBIT "A" - TRACT SKETCH**

**EXHIBIT "A"**  
page two of two



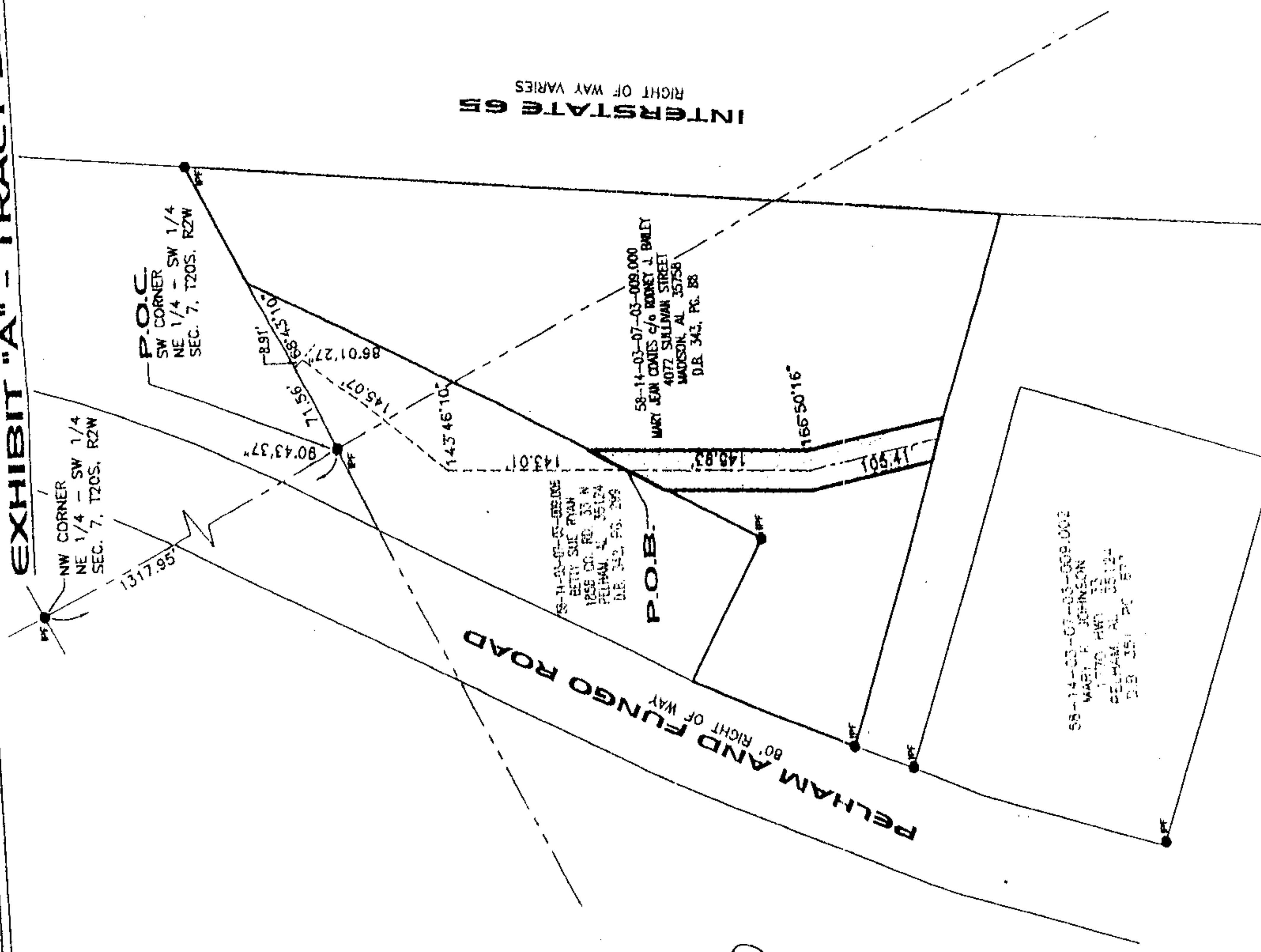
NOT TO SCALE

**LEGEND**

- IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**Gonzalez Webb Strengthen, Inc.**  
ENGINEERING & SURVEYING  
SUITE 407 - 1700 GERRARD CIRCLE  
BIRMINGHAM, AL 35208  
PHONE: (205) 942-2286  
FAX: (205) 942-3028

<b>TRACT SKETCH</b>			
TITLE	30' UTILITY EASEMENT	SCALE	DATE
PARCEL ID #	58-14-03-07-03-009.000	NONE	10/20/02
VALLEY INTERMEDIATE SCHOOL			
SHELBY COUNTY BOARD OF EDUCATION			
DRAWN BY	CHK BY	DATE	DATE
M.W.K.	J.P.S.		
FIELD BOOK	PLAT	DEED BOOK	343 PAGE 88



*Handwritten signature and date: 11/31/02*

VALUE: \_\_\_\_\_

SEND TAX NOTICE TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Rodney Bailey**, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **County Board of Education of Shelby County, Alabama** (hereinafter "Board of Education") and **City of Pelham, Alabama**, a municipal corporation (hereinafter "City of Pelham") (herein referred to as Grantee, whether one or more), an easement over and across the following described real estate, situated in Shelby County, Alabama, to-wit:

A permanent and perpetual easement 30 ft. in width for the installation and maintenance of a sewer line and for sewer, water, and other utilities over and across the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

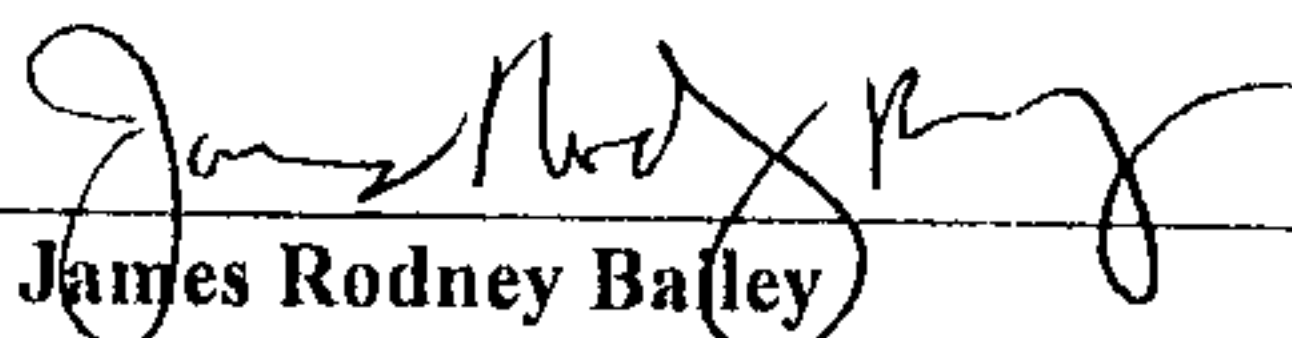
The City of Pelham agrees that for so long as the property described herein is owned by the above named Grantor, the City of Pelham will allow one free residential tap or connection to said sewer line for a single residential structure, said Impact Fee being valued at \$3,000.00. The owner of said property will be responsible for paying any plumber fees for making the connection; the City of Pelham will not charge regular monthly user fees for such connection unless or until such connection to said sewer line is actually made by the above named.

This property constitutes no part of the homestead of Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this \_\_\_\_\_ day of January, 2000.

 (SEAL)  
**James Rodney Bailey**

STATE OF ALABAMA  
\_\_\_\_\_ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Rodney Bailey**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of January, 2000.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**page one of two**

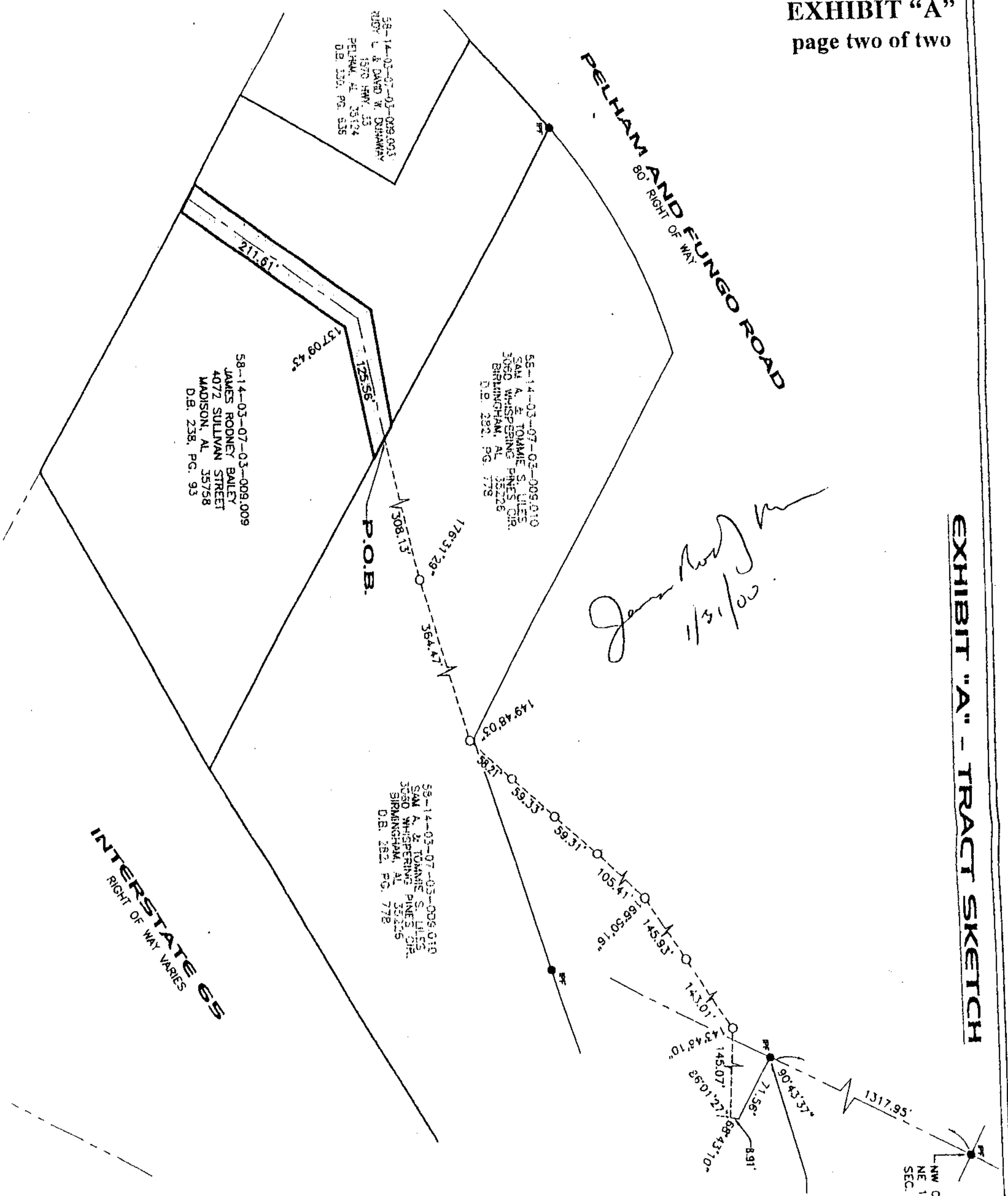
30' UTILITY EASEMENT  
58-14-03-07-03-009.009  
JAMES RODNEY BAILEY  
4072 SULLIVAN STREET  
MADISON, ALABAMA 35758

A parcel of land situated in the South one-half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast one-quarter of the Southwest one quarter of said Section 7 and a point on the Northwestern most property line of Betty Sue Ryan, as Recorded in Deed Book 342, Page 299, in the Office of the Judge of Probate, Shelby County, Alabama and run in an Easterly direction along the said South boundary line for a distance of 71.56; thence leaving said Northern property line, turn an interior angle to the left 111 degrees 16 minutes 50 seconds and run in a Southeasterly direction for a distance of 8.91 feet; thence turn an interior angle to the left 93 degrees 58 minutes 33 seconds and run in a Southwesterly direction for a distance of 145.07 feet; thence turn an interior angle to the right 143 degrees 46 minutes 10 seconds and run in a Southwesterly direction for a distance of 143.01 feet to the Northwestern property line of Mary Jean Coates c/o Rodney Bailey, as Recorded in Deed Book 343, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said Northwestern property line, run along last described course for a distance of 145.93 feet; thence turn an interior angle to the right 166 degrees 50 minutes 16 seconds and run in a Southwesterly direction for a distance of 105.41 feet to the Northern most property line of Sam A. and Tommie S. Liles, as Recorded in Deed Book 282, Page 778, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along last described course for a distance of 59.31 feet to the Northern most property line of Mary K. Johnson, as Recorded in Deed Book 351, Page 873, in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said Northern most property line, run along last described course for a distance of 59.33 feet to a point on the Eastern most property line of Mary K. Johnson; thence leaving said property line, run along last described course for a distance of 58.21 feet; thence turn an interior angle to the left 149 degrees 48 minutes 03 seconds and run in a Southwesterly direction for a distance of 364.47 feet; thence turn an interior angle to the left 176 degrees 31 minutes 29 seconds and run in a Southwesterly direction for a distance of 308.13 feet to the Northern most property line of James Rodney Bailey, as Recorded in Deed Book 238, Page 93, in the Office of the Judge of Probate, Shelby County, Alabama the POINT OF BEGINNING of a centerline of a 30 foot utility easement lying 15 foot and parallel to the centerline; thence leaving said property line, run along last described course for a distance of 125.56 feet; thence turn an interior angle to the right 137 degrees 09 minutes 43 seconds and run in a Southerly direction for a distance of 211.61 feet to the Southern most property line of James Rodney Bailey and to the point of ending of the centerline herein described . See Exhibit "A" for sketch.

*James Rodney Bailey*  
1/31/00

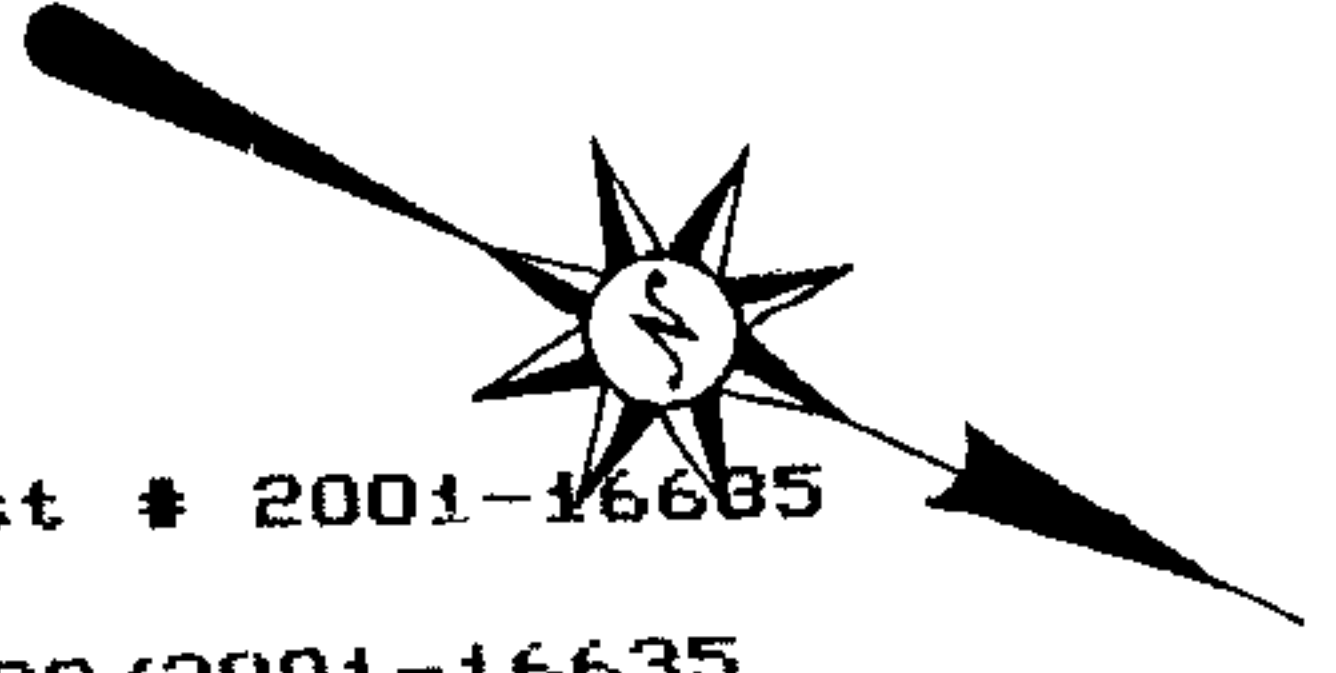
EXHIBIT "A" - TRACT SKETCH



*James Bailey*  
11/13/01

LEGEND	
●	IRON PIN FOUND
○	CALCULATED POINT
○	POINT OF BEGINNING
○	POINT OF COMMENCEMENT

NOT TO SCALE



Inst # 2001-16685  
04/30/2001-16635  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

**GONZALEZ WEBB STRENGTH, INC**  
ENGINEERING & SURVEYING  
SUITE 407 - 112 GERRARD CIRCLE  
BIRMINGHAM, AL 35203  
PHONE: (205) 948-5083  
FAX: (205) 948-5083

**TRACT SKETCH**

TITLE: 30' UTILITY EASEMENT

PARCEL ID #58-14-03-07-03-009.009

VALLEY INTERMEDIATE SCHOOL

SHELBY COUNTY BOARD OF EDUCATION

SCALE: NONE

DATE: 10/20/29