

This instrument prepared by:

Name: Norman W. Lipscomb  
Address: P. O. Box 48999  
Tuscaloosa AL 35404-8999  
Source of Title:  
Book: Page:  
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QQ	Q	SEC	T	R
SW	SE	15	22S	1W

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Thirty Three Thousand Seven Hundred Fifty and No/100 Dollars (\$33,750.00) and other good and valuable consideration in hand paid by **CONNOR FARMER** to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned **GRANTOR, WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **CONNOR FARMER**, 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 described as follows: Commence at the SW corner of the SW¼ of the SE¼ of Sec. 15, Township 22 South, Range 1 West; said point being the POINT OF BEGINNING; thence S01°31'05"W and along section line a distance of 351.60' to a point, said point lying on the Northerly ROW line of County Highway #42 (80' ROW), said point also being the beginning a non tangent curve to the left, having a radius of 1209.04', a central angle of 14°38'36", and subtended by a chord which bears N65°11'58"E and a chord distance of 308.16'; thence along the arc of said curve and said ROW a distance of 309.00'; thence N59°28'14"E and along said ROW, a distance of 437.45'; thence N02°43'80"E and leaving said ROW, a distance of 534.09'; thence N89°13'10"W, a distance of 1,039.24' to a point, said point being the approx. center of Waxahatchee Creek; thence S53°40'26"E and along said creek, a distance of 215.32'; thence S49°34'17"E and along said creek, a distance of 647.79'; thence S90°00'00"W and leaving said creek, a distance of 300' to the POINT OF BEGINNING. Said parcel contains 11.25 ac., more or less.

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.

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

SUBJECT TO notwithstanding the foregoing, Grantor acknowledges there exists a boundary line dispute with the Arledges who own real property contiguous to and north of the property conveyed herein. In the event Grantor is unable to obtain for Grantee or his successors title insurance which insures over such boundary line dispute, Grantor shall have the option of either, (1) refunding Grantee or his successors and assigns the sum of \$3,000 per surveyed acre of the real property which is disputed; or (2) prosecuting or defending a legal action (at the expense of Grantor) with respect to such disputed property. In the event such action concludes in the favor of Arledge, Grantor shall pay to the then fee owner of the property conveyed herein the sum of \$3,000 per acre lost to Arledge and shall thereafter be discharged from any responsibility with respect to the property conveyed herein.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas and minerals, and mineral and mining rights that it may own. Notwithstanding this reservation, neither Grantor nor its successors or assigns may use the surface of the property in the exercise of the foregoing mineral rights.

TO HAVE AND TO HOLD, the aforementioned premises to the said **CONNOR FARMER**, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said WESTERVELT REALTY, INC. has hereunto set its signature by Charles F. Huguen, its Vice President, who is duly authorized on this the 25<sup>th</sup> day of September, 2001.

ATTEST:

By: Elizabeth Shaw

Its: Secretary

WESTERVELT REALTY, INC.

By: Charles F. Huguen

Its: Vice President

STATE OF ALABAMA )

TUSCALOOSA COUNTY )

I, Linda M. Montgomery, a Notary Public in and for said county, in said state, hereby certify that Charles F. Hughes whose name as Vice President of WESTERVELT REALTY, 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 25<sup>th</sup> day of September, 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:

Connor Farmer  
250 Yeager Parkway, Suite C  
Pelham, AL 35124

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