

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:
 /
 Montevallo Water and Sewer Board
 545 Main Street
 Montevallo, AL 35115

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of twenty-five thousand dollars, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **PHILLIP M EDWARDS AND WIFE TAMMY EDWARDS**, of 270 Country Hills Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto the **MONTEVALLO WATER AND SEWER BOARD**, an Alabama utility corporation, of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located within the NW¼ of §27, Twp 22S, R3W, Huntsville Principal Meridian, and being a portion of that certain tract of land (the Parent Tract) as described in an instrument recorded at deed book 230, page 253, of the Office of the Judge of Probate of Shelby County Alabama, being more particularly described as: Commence at the NE corner of the NW¼ of the NW¼ of said §27, said corner being witnessed by a 1½ inch iron pipe found in place; run thence along the N boundary line of said §, also being the N boundary line of said Parent Tract, N89°18'15"E for 299 feet, to a ½ inch iron rod set in place with a yellow plastic cap imprinted "Carr — 00010LS," hereinafter simply referred to as "set iron," said point being the Point of Beginning of the parcel herein described: Thence continue along said N boundary line N89°18'15"E for 250 feet to the NE corner of said Parent Tract, being witnessed by a ½ inch iron rod found in place; thence along the easterly boundary line of said Parent Tract, S34°54'24"W for 250 feet to a set iron; thence crossing said Parent Tract, N27°53'44"W for 228.564 feet, to the Point of Beginning. Containing ±25,409 ft².

A 25 FOOT ACCESS EASEMENT AND 15 FOOT TEMPORARY GRADING EASEMENT

A strip of land 25 feet in width, 12.5 feet on each side of centerline, the sidelines of which are to be extended or shortened at the Point of Beginning to coincide with a

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line bearing N27°53'44"W and at the Point of Termination to coincide with the right of way of Industrial Park Drive, at the existing cul-de-sac with a center radius of 105 feet; and being a portion of that certain tract of land (the Parent Tract) as described in instruments recorded at deed book 230, page 253, and instrument #98:5794 in the Probate Office of Shelby County, Alabama, and being more particularly described by the following centerline description: Commence at the NE corner of the NW¼ of the NW¼ of said §27, said corner being witnessed by a 1½ inch iron pipe found in place; run thence along the N boundary line of said §, also being the N boundary line of said Parent Tract, N89°18'15"E for 549 feet to the NE corner of said Parent Tract, being witnessed by a ½ inch iron rod found in place; thence along the easterly boundary of said Parent Tract, S34°54'24"W for 250 feet to a set iron, thence crossing said Parent Tract N27°53'44"W for 14.05 feet, to the Point of Beginning of the centerline herein described; thence S34°54'23"W for 31.1 feet; thence S38°25'20"W for 63.16 feet; thence S21°43'15"E for 33.42 feet to the Point of Termination. Together with a strip of land 15 feet in width, adjoining and contiguous with the northerly and westerly side of the above described 25 foot wide access easement, the westerly boundary of which is to be extended in a northerly direction to intersect the above described line bearing N27°53'44"W and is to be extended in a southerly direction to intersect the above described right-of-way of Industrial Park Drive, Montevallo, AL 35115.

All according to a survey drawn by Jeffery N Lucas, PLS #16680, of Carr & Associates, Engineers, Inc., on 07 February 2002.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

Phillip Edwards and wife Tammy Edwards, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, we, PHILLIP M EDWARDS AND WIFE TAMMY EDWARDS, have set our hands and seals, this 26 February 2002.

Witness:

Don E. Whitten

Phillip M. Edwards (Seal)
PHILLIP M EDWARDS

Don E. Whitten

Tammy Edwards (Seal)
TAMMY EDWARDS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **PHILLIP M EDWARDS AND WIFE TAMMY EDWARDS**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 February 2002.

James L. Calver
Notary public

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