

**THIS INSTRUMENT WAS PREPARED BY:**

Mary Douglas Hawkins  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL. 35203

**Send Tax notice to:**

The City of Montevallo, Alabama  
545 Main Street  
Montevallo, Alabama 35115

**WARRANTY DEED**

THE STATE OF ALABAMA        )  
SHELBY COUNTY                )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the terms, provisions, conditions, covenants, understandings and agreements contained in that certain Agreement dated the 15 day of March, 2002, by and among Bagley Properties, L.L.C., an Alabama limited liability company, The City of Montevallo, Alabama, a municipal corporation and The Montevallo Sewer and Water Board, a corporation, the undersigned Bagley Properties, L.L.C., (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto The City of Montevallo, Alabama, (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 1°11'4" E along the east line of said section a distance of 1467.81 feet; thence N 88°43'7" W a distance of 2739.85 feet; thence N 1°16'53" E a distance of 906.53 feet to the POINT OF BEGINNING; thence S 73°42'56" E a distance of 237.44 feet; thence N 6°2'25" E a distance of 210.00 feet; thence N 81°46'20" W a distance of 216.82 feet to the easterly right-of-way of Alabama Hwy. 119 and a point on a curve to the right having a central angle of 04°02'19" and a radius of 2509.67 feet, said curve subtended by a chord bearing S 11°33'16" W and a chord distance of 176.87 feet; thence along the arc of said curve and along said right-of-way a distance of 176.90 feet to the POINT OF BEGINNING. Said parcel of land contains 1.0 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2002.
2. Declaration of Protective Covenants recorded in Inst. No. 2002: 12491 in the office of the Judge of Probate Shelby County, Alabama.

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3. Permits to Alabama Power Company as recorded in Deed Book 133, Page 36, Deed book 143, Page 433.
4. Right of way to Shelby County recorded in Deed Book 124, Page 251.
5. Agreement regarding access easements as set forth in deeds recorded in No. 1999-7188; Inst. No. 1999-7189, as corrected in Inst. 1999-11852; No. 1999-7190 as corrected in Inst. No. 1999-11853; Inst. No. 1999-719 corrected in Inst. No. 1999-11854.

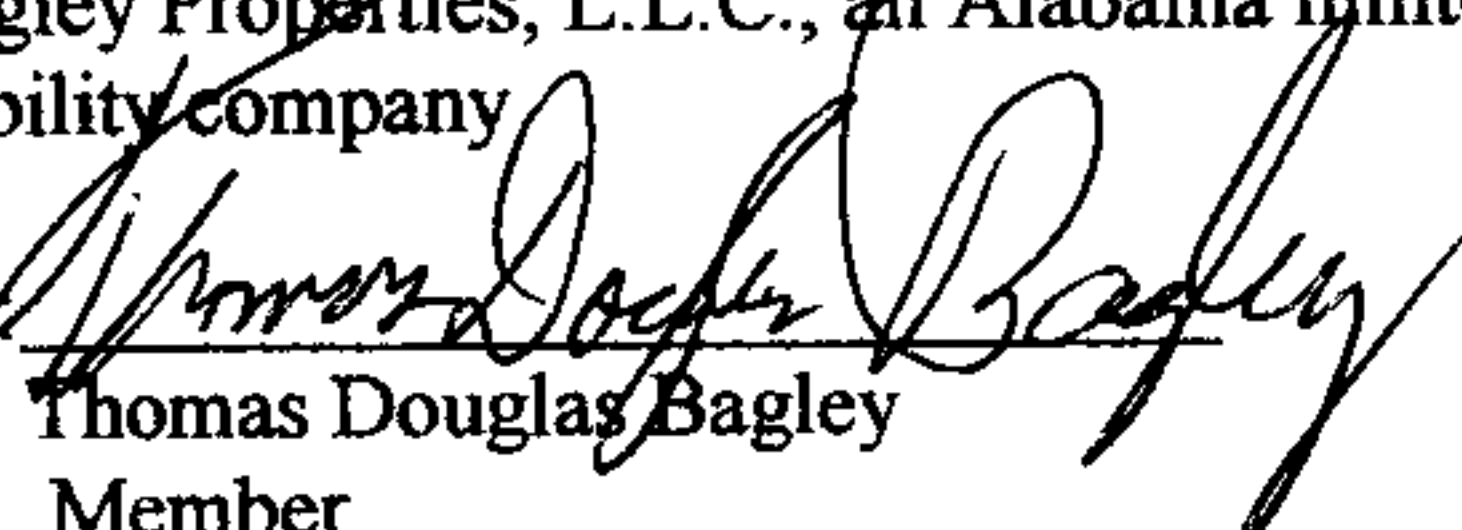
The terms, provisions, conditions, covenants, understandings and agreements contained in that certain Agreement dated the 15<sup>th</sup> day of March, 2002, by and among Bagley Properties, L.L.C., an Alabama limited liability company, The City of Montevallo, Alabama, a municipal corporation and The Montevallo Sewer and Water Board, a corporation, are expressly incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns that Grantor is lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantee, that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming the same by, through or under Grantor.

IN WITNESS WHERE, Bagley Properties, L.L.C., has caused this conveyance to be executed by Thomas Douglas Bagley, its Member, who is hereunto duly authorized, on this 15<sup>th</sup> day of March, 2002.

Bagley Properties, L.L.C., an Alabama limited liability company

By   
Thomas Douglas Bagley  
Its: Member

THE STATE OF ALABAMA       )  
SHELBY COUNTY                )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas Douglas Bagley, whose name as Member of Bagley Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being

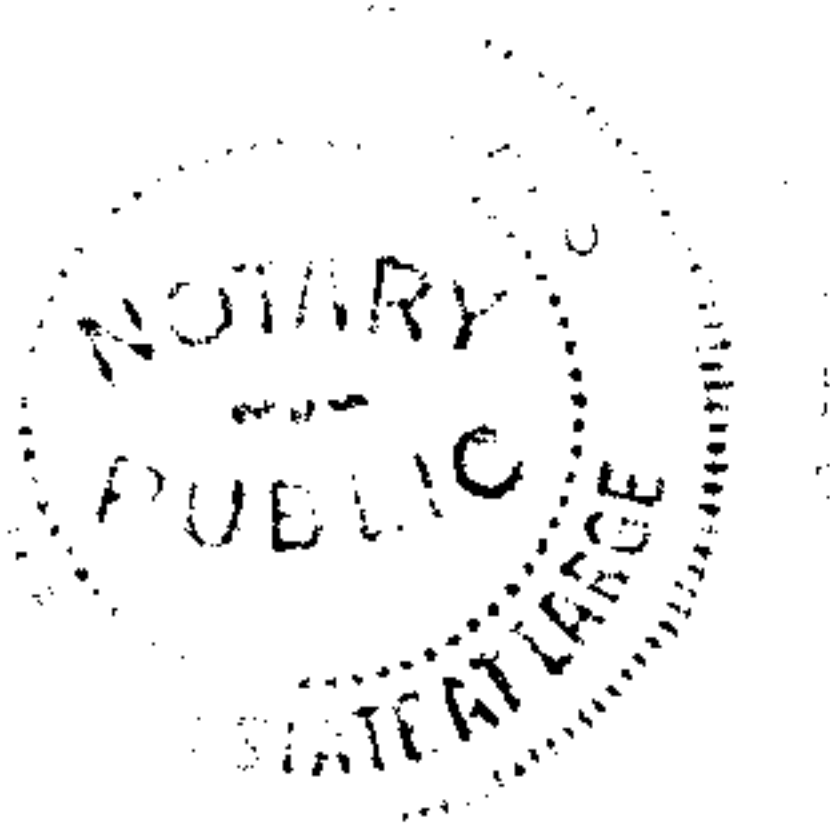
informed of the contents of the conveyance, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 15<sup>th</sup> day of March, 2002.

Steven Seaw

NOTARY PUBLIC

My Commission Expires: 07.III.06



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