

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Alabaster Water Board  
213 1<sup>st</sup> Street North  
Alabaster, AL 35007

STATE OF ALABAMA            )  
  GENERAL WARRANTY DEED  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roger Dale Massey, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alabaster Water Board**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

*ROM* **THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21st day of June, 2002.

*Roger Dale Massey*  
Roger Dale Massey

STATE OF ALABAMA    )

COUNTY OF SHELBY    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roger Dale Massey, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of June, 2002.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 3/5/03

**COURTNEY H. MASON, JR.**  
**MY COMMISSION EXPIRES MARCH 5, 2003**

EXHIBIT "A"

All of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West lying West of the CSXT Railroad and lying North and East of Buck Creek more particularly described as follows:

Commence at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 2; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 660.84 feet to the Southwest corner of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 2; thence left 88 degrees 18 minutes 00 seconds and run Easterly along the South boundary of the North  $\frac{1}{2}$  of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 509.87 feet to the POINT OF BEGINNING; thence continue last course 47.97 feet to the Northwesternly right-of-way of CSXT rail-road; thence left 68 degrees 48 minutes 36 seconds and run Northeasterly along said railroad right-of-way 667.38 feet to the Southerly right-of-way of County Road #44; thence left 109 degrees 53 minutes 07 seconds and run Westerly along said right-of-way 125.34 feet to a curve to the left having a central angle of 3 degrees 01 minutes 17 seconds, and a radius of 3791.84 feet; thence run Westerly along the arc of said right-of-way 199.95 feet; thence run tangent in a Westerly direction along said right-of-way 271.37 feet to the center of Buck Creek and run Southerly and Easterly along the approximate center of Buck Creek the following bearings: thence left 80 degrees 57 minutes 32 seconds a distance of 321.35 feet; thence left 29 degrees 04 minutes 59 seconds a distance of 57.43 feet; thence left 46 degrees 05 minutes 05 seconds a distance of 53.65 feet; thence left 31 degrees 18 minutes 55 seconds a distance of 93.83 feet; thence right 5 degrees 52 minutes 54 seconds a distance of 110.43 feet; thence right 34 degrees 14 minutes 19 seconds a distance of 81.93 feet; thence right 43 degrees 24 minutes 12 seconds a distance of 59.88 feet; thence right 20 degrees 21 minutes 26 seconds along the approximate center of Buck Creek a distance of 145.89 feet to the POINT OF BEGINNING.

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