


This instrument was prepared by:

Michael G. Graffeo, Esq.
MICHAEL G. GRAFFEO, P.C.
2100 SouthBridge Parkway, Ste. 650
Birmingham, AL 35209


20020814000384360 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
08/14/2002 12:30:00 FILED/CERTIFIED

PUBLIC CORPORATION WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, That in consideration of two hundred thousand dollars and no cents (\$200,000.00) and other good and valuable consideration to the undersigned grantor, Alabaster Water Board, an Alabama public corporation formerly known as the Alabaster Water and Gas Board (hereinafter referred to as "**grantor**"), in hand paid and delivered by the grantee herein, the receipt whereof is acknowledged, grantor does hereby grant, bargain, sell and convey unto City of Alabaster, an Alabama municipal corporation (herein referred to as "**grantee**," whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description: A parcel of land being situated in the SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said ¼ ¼ Section 342.60 feet; thence turn left 70° 33' 40" for 192.00 feet; thence turn left 2° 05' for 245.03 feet to the point of beginning; thence turn right 84° 28' for 227.96 feet to the West right-of-way of the Southbound L& N Railroad; thence turn left 87° 49' along said right-of-way for 186.01 feet; thence turn left 88° 07' for 288.57 feet to a point on the centerline of Buck Creek; thence turn left 38° 53' along said centerline for 240.31 feet; thence turn left 20° 17' and continue along said centerline for 84.29 feet; thence turn left 124° 54' for 298.32 feet to the point of beginning.

Subject to a 20-foot easement for ingress and egress and being more particularly described as follows:

Commence at the SW corner of the SE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said ¼ ¼ section for a distance of 342.60 feet; thence turn left 70° 33' 40" for a distance of 192.00 feet; thence turn left 2° 05' for 245.03 feet to the point of beginning; thence turn right 84° 28' for 227.96 feet; thence turn left 87° 49' for 85 feet; thence turn left 93° 11' for 20.03 feet; thence turn left 86° 49' for 64.64 feet; thence turn right 87° 49' for 228.71 feet; thence turn left 90° for 20 feet; thence turn left 90° for 20 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject also to the following:

- a.) Easements to Alabama Power Company recorded in Deed Book 48, Page 626; Deed Book 52, Page 6; Deed Book 57, Page 539, Deed Book 102, Page 209; Deed Book 133, Page 564 and Deed Book 203, Page 532.
- b.) Sewer easement to Town of Alabaster recorded in Deed Book 224, Page 111 and sewer easement to City of Alabaster recorded in Deed Book 308, Page 247.
- c.) Rights of others in and to the use of easement described in Inst. NO. 1992-4502.
- d.) Easement to South Central Bell recorded in Book 191, Page 931.

Any restrictions appearing of record.

The Alabaster Water Board is one and the same public entity as Alabaster Water and Gas Board, having changed its true and correct legal name pursuant to its Resolution No. 95-030295, which Resolution was duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 22, 1995, at Inst. No. 1995-07348.

TO HAVE AND TO HOLD Unto to the grantee and successors and assigns of the grantee forever.

And the grantor does for itself, its successors and assigns, covenant with the grantee and the grantee's successors and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Chairman, Cathy Bradford, who is authorized


**Alabaster Water Board to City of Alabaster
Public Corporation Warranty Deed
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to execute this conveyance, has hereunto set its signature and seal, this 12 day of August, 2002.

Alabaster Water Board
an Alabama public corporation

ATTEST:


Jeanette S. Minor,
AWB Water Board Manager


By 
Cathy Bradford
Its: Chairman

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cathy Bradford**, whose name as Chairman of the Alabaster Water Board, an Alabama public 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of the Alabaster Water Board, an Alabama municipal corporation.

Given under my hand and official seal this 12 day of August, 2002.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES 12/31/2004