

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

SEND TAX NOTICE TO:  
The Water Works and Sewer  
Board of the City of Birmingham  
3600 First Avenue North  
Birmingham, Alabama 35283-0110

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 17<sup>th</sup> day of September, 2002 by **BARBARA M. TICKLE**, a married woman, joined by her husband, **T. CHARLES TICKLE** (collectively, "Grantor"), in favor of **THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM**, a public corporation ("Grantee").

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes due and payable October 1, 2002 and for all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Restrictions, covenants and conditions as set out in access easement agreement recorded in Inst. No. 1993-25945 in the Office of the Judge of Probate Office of Shelby County, Alabama (the "Probate Office")
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 323 page 560 in the Probate Office.
5. Fence encroachments onto and off of the land as shown on survey by K. B. Weygand dated July 9, 1993 and August 10, 1993 and areas of land shaded on said Weygand surveys as being subject to possible adverse claims of title.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

Barbara M. Tickle [SEAL]  
Barbara M. Tickle

T. Charles Tickle [SEAL]  
T. Charles Tickle

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Barbara M. Tickle and her husband T. Charles Tickle, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of September, 2002.

Dancy R. Echols  
Notary Public

[NOTARIAL SEAL]

My commission expires: 3-27-05

This instrument prepared by and  
upon recording should be returned to:

Stephen R. Monk, Esq.  
Bradley Arant Rose & White LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
(205) 521-8429

**EXHIBIT A**  
Legal Description

*Tickle/WWB - 139165*

A parcel of land situated in the NW  $\frac{1}{4}$  of Section 28, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28; thence run South 89 deg. 01 min. 47 sec. East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for a distance of 198.18 feet to an iron pin found; thence run North 01 deg. 08 min. 38 sec. East for a distance of 1317.13 feet to an iron pin found; thence run North 89 deg. 39 min. 58 sec. West for a distance of 199.08 feet to an iron pin found; thence run South 00 deg. 48 min. 41 sec. West for a distance of 508.03 feet to an iron pin found; thence run North 62 deg. 30 min. 54 sec. West for a distance of 379.92 feet to the point of beginning; thence run North 33 deg. 39 min. 59 sec. East for a distance of 135.18 feet to an iron pin set on a painted line; thence run North 63 deg. 34 min. 37 sec. West along said painted line for a distance of 1103.69 feet to an iron pin found; thence run South 03 deg. 55 min. 04 sec. West along said painted line for a distance of 124.31 feet to a point; thence run North 62 deg. 30 min. 54 sec. West for a distance of 96.00 feet to an iron pin found; thence run South 03 deg. 59 min. 07 sec. West for a distance of 203.13 feet to an iron pin found; thence run South 45 deg. 28 min. 27 sec. West for a distance of 628.65 feet to an iron pin found; thence run South 69 deg. 00 min. 59 sec. East for a distance of 514.18 feet to an iron pin found; thence run South 57 deg. 15 min. 13 sec. East for a distance of 655.15 feet to an iron pin set; thence run North 33 deg. 39 min. 59 sec. East for a distance of 790.65 feet to the point of beginning.

All being situated in Shelby County, Alabama.