



20030321000172120 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
03/21/2003 11:24:00 FILED/CERTIFIED

## WARRANTY DEED

By donation, we Hall Thompson and Lucille R. Thompson of the County of Shelby, State of Alabama, hereby donate, deed and convey to Westover Volunteer Fire & Rescue Department of the county of Shelby, State of Alabama, the following described land in Shelby county, free and clear with Warranty Covenants; to wit:

A parcel of land situated in the SE  $\frac{1}{4}$  of Section 10, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 10; Thence N88°36'28"W a distance of 970.84' to a point lying on the Easterly right-of-way of county highway No. 55; thence N36°11'23"E along said R.O.W. a distance of 558.48' meas.(N35°41'37"E 544.22' deed) to a point, said point being the POINT OF BEGINNING; thence S84°47'13"E, a distance of 150.00'; thence S36°11'23"W, a distance of 110.00'; thence N84°47'13"W, a distance 150.00'; thence N36°11'23"E, a distance of 110.00' to the POINT OF BEGINNING.

### SUBJECT TO:

- 1) Donation of the described property to Westover Volunteer Fire & Rescue is made with the agreement that they shall construct and maintain a fire station on the described property with at least one fully operational pumper. "Operational" means equipped within the guidelines as established by I.S.O. for fire suppression.
- 2) In the event that Westover Volunteer Fire & Rescue, or in event of name change, its successor, should abandon the donated property as a working fire station. The property ownership shall revert back to Grantors or their estate. The Grantors on reclaiming ownership of the property shall pay the Grantee the lesser of the following:
  - A. Material and labor cost of construction and improvements to the property. This will be based on receipts provided at the time of transfer back to the Grantors.
  - B. Current market value of the building and any improvements to the property. This is in case building and improvements through damage or neglect have a value that is less than the original cost of construction.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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Being the same property conveyed to the Grantors by deed of

1994 - 12708, dated 04/18/1994.

Witness the hands and seal of said Grantors this 19th day of March  
 2003.

*Hall Thompson*

*Lucille R. Thompson*

Grantors: Hall Thompson & Lucille R. Thompson

*Charles A. Barnes*

Grantee: Charles Barnes, Chief, Westover Vol. Fire & Rescue

STATE OF ALABAMA }  
 COUNTY OF SHELBY }

On March 19, 2003 before me, Jeanette R. Bennett, personally  
 appeared Hall Thompson, Lucille Thompson, Charles Barnes personally known to me  
 (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me that he/she/they executed the  
 same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
 instrument the person(s), or the entity upon behalf of which the person(s) executed the  
 instrument.

WITNESS my hand and official seal

Signature

*Jeanette R. Bennett*  
*Commission Expires 5/11/05*

SEAL

This instrument was prepared  
 By Charles A. Barnes  
 93 Maske Lane  
 Wilsonville, AL 35186