

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

## WARRANTY DEED

### STATE OF ALABAMA SHELBY COUNTY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, and other good and valuable consideration, I or we, **Frances K. Lokey**, a widow, **Frances L. Gibson** and husband, **Charles W. Gibson**, **Albert Montgomery Lokey, Jr.** and wife, **Mary Ellen Lokey** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama**, a political subdivision of the State of Alabama (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

#### Parcel One:

Fee simple title in and to that certain real property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, being 5.124 acres, more or less, as surveyed by Carl Daniel Moore, Registered Land Surveyor #12159, on January 24, 2002. Said Exhibit "A" is signed by Grantors herein for the purpose of identification.

#### Parcel Two:

Fee simple title in and to that certain real property described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, containing 10.26 acres, more or less, as surveyed by Carl Daniel Moore, Registered Land Surveyor #12159, on October 23, 2001, for use as a public road, right-of-way, the installation of water lines, water mains, and utilities, and for other purposes in the sole discretion of Grantee. Said Exhibit "B" is signed by Grantors herein for the purpose of identification.

Shelby County will have fee simple title to and the exclusive right and privilege and perpetual use of said lands described on Exhibit "B" for its purposes, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including but not limited to the right to cut and keep clear all trees, undergrowth, and other obstructions from said property when deemed by County in its sole discretion to be necessary or advisable. Shelby County shall have free access to and from and over said lands and neither the Grantors, their heirs, successors, nor assigns, shall erect any structures, place any fill dirt or other surface materials, excavate or remove any part of the surface soil or surface materials, or in any way alter the ground elevation or surface on the portion of the land above described or do any act or thing which would in any way interfere with, damage, place at risk, or pose future risk or possible risk to any utilities, water lines, pipes, appurtenances, or the public road to be installed within or on said property or otherwise interfere with the right of Shelby County to enter upon said lands at any time and to have immediate access thereto and to all utilities and other improvements located thereon or therein.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 28 day of April, 2003.

Frances K. Lokey (SEAL)  
Frances K. Lokey

Frances L. Gibson (SEAL)  
Frances L. Gibson

Charles W. Gibson (SEAL)  
Charles W. Gibson

Albert Montgomery Lokey, Jr. (SEAL)  
Albert Montgomery Lokey, Jr.

Mary Ellen Lokey (SEAL)  
Mary Ellen Lokey

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances K. Lokey, a widow, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of April, 2003.

Casey Lee  
Notary Public

Expires: May 6, 2004

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances L. Gibson and husband, Charles W. Gibson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of April, 2003.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sept 9, 2004  
BONDED THRU NOTARY PUBLIC INSURANCE

Kin Mucke  
Notary Public

STATE OF TENNESSEE  
Anderson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert Montgomery Lokey, Jr. and wife, Mary Ellen Lokey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of April, 2003.

Tara Williams  
Notary Public

My Commission Expires 01/28/05.



# Exhibit "A"

## LEGAL DESCRIPTION

The following real property situated in the North one half of the Northwest quarter of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northwest corner of said Section 24; thence run South along the West line of said Section 24 for a distance of 619.06 feet to a point; thence turn an angle to the left of 91 degrees, 30 minutes, 29 seconds and run in an Easterly direction for a distance of 676.11 feet to the point of beginning; thence continue along last stated course for a distance of 691.99 feet to the 397 foot contour on the Northwest bank of Lay Lake; thence turn an angle to the left of 73 degrees, 11 minutes, 49 seconds and run in a Northeasterly direction along said Northwest bank for a distance of 238.55 feet to a point; thence turn an angle to the left of 88 degrees, 01 minutes, 10 seconds and run in a Northwesterly direction for a distance of 263.48 feet to a point on a curve to the right having a central angle of 75 degrees, 40 minutes, 53 seconds and a radius of 55.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds to the tangent of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 72.65 feet to a point on a compound curve to the right having a central angle of 39 degrees, 25 minutes, 46 seconds and a radius of 449.11 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 309.07 feet to a point; thence turn an angle to the left from the chord of last stated curve of 47 degrees, 47 minutes, 59 seconds and run in a Southwesterly direction for distance of 193.43 feet to a point; thence turn an angle to the left of 66 degrees, 06 minutes, 46 seconds and run in a Southerly direction for a distance of 322.70 feet to the point of beginning; said proposed lot containing 5.124 acres, more or less.

Signed for identification:

Frances K. Lokey  
Frances K. Lokey

Frances L. Gibson  
Frances L. Gibson

Charles W. Gibson  
Charles W. Gibson

Albert Montgomery Lokey, Jr.

Mary Ellen Lokey



# Exhibit "B"

## LEGAL DESCRIPTION

The following described real property situated in Sections 13 and 24, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northwest corner of said Section 24; thence run South along the West line of said Section 24 for a distance of 619.06 feet to a point; thence turn an angle to the left of 91 degrees, 30 minutes, 29 seconds and run in an Easterly direction for a distance of 676.11 feet to a point; thence turn an angle to the left of 89 degrees, 43 minutes, 57 seconds and run in a Northerly direction for a distance of 322.70 feet to a point; thence turn an angle to the right of 66 degrees, 06 minutes, 46 seconds and run in a Northeasterly direction for a distance of 171.86 feet to the point of beginning, said point of beginning being on a curve to the right having a central angle of 22 degrees, 48 minutes, 26 seconds and a radius of 469.11 feet; thence turn an angle to the radius of said curve to the left of 21 degrees, 28 minutes, 43 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 186.73 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 44.02 feet to a point on a curve to the left having a central angle of 60 degrees, 43 minutes, 49 seconds and a radius of 172.22 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 182.54 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 248.53 feet to a point on a curve to the left having a central angle of 15 degrees, 55 minutes, 23 seconds and a radius of 25.00 feet; thence turn an angle to the left to the radius of said curve of 168 degrees, 27 minutes, 47 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 6.95 feet to a point on a compound curve to the left having a central angle of 11 degrees, 37 minutes, 59 seconds and a radius of 744.19 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 151.10 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 470.49 feet to a point on a curve to the right having a central angle of 06 degrees, 31 minutes, 33 seconds and a radius of 886.28 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 100.95 feet to a point on the South line of Lokey Property; thence turn an angle from the chord of last stated curve to the right of 95 degrees, 46 minutes, 39 seconds and run in a Westerly direction along said South line for a distance of 60.06 feet to a point on a curve to the left having a central angle of 06 degrees, 20 minutes, 36 seconds and a radius of 826.28 feet; thence turn an angle to the left to the radius of said curve of 02 degrees, 41 minutes, 50 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 91.48 feet to a point; thence run to last stated curve in a Northwesterly direction for a distance of 470.49 feet to a point on a curve to the right having a central angle of 12 degrees, 27 minutes, 16 seconds and a radius of 804.19 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 174.81 feet to a point; thence turn an angle from the chord of last stated curve to the left of 80 degrees, 12 minutes, 29 seconds and run in a Northwesterly direction for a distance of 20.04 feet to a point on a curve to the right having a central angle of 45 degrees, 02 minutes, 32 seconds and a radius of 824.19 feet; thence turn an angle to the right to the radius of said curve of 176 degrees, 31 minutes, 19 seconds and run in a Northeasterly direction along the arc of said curve for a distance of 647.92 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 308.50 feet to a point on a curve to the left having a central angle of 76 degrees, 31 minutes, 25 seconds and a radius of 674.01 feet; thence run in a Northeasterly to Northwesterly direction along the arc of said curve for a distance of 900.20 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 322.78 feet to a point on a curve to the right having a central angle of 117 degrees, 52 minutes, 13 seconds and a radius of 466.37 feet; thence run in a Northwesterly to Northeasterly direction along the arc of said curve for a distance of 959.43 feet to a point on the North line of the Lokey Property and the South line of the Newman Property; thence turn an angle to the right from the chord of last stated curve of 58 degrees, 56 minutes, 06 seconds and run in an Easterly direction along said property line for a distance of 268.69 feet to a 2 inch open top iron pin found; thence turn an angle to the right of 06 degrees, 14 minutes, 15 seconds and run in a Southeasterly direction along an existing fence and also along said property line for a distance of 678.75 feet to the West right-of-way line of Old Lokey Ferry Road, being 40 feet in width; thence turn an angle to the right of 69 degrees, 41 minutes, 50 seconds and run in a Southeasterly direction along said West right-of-way line for a distance of 85.30 feet to a point; thence turn an angle to the right of 110 degrees, 18 minutes, 10 seconds and run in a Northwesterly direction for a distance of 703.99 feet to a point; thence turn an angle to the left of 06 degrees, 14 minutes, 15 seconds and run in a Westerly direction for a distance of 264.33 feet to a point on a curve to the left having a central angle of 117 degrees, 52 minutes, 13 seconds and a radius of 386.37 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 794.85 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 322.78 feet to a point on a curve to the right having a central angle of 76 degrees, 31 minutes, 25 seconds and a radius of 754.01 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 1,007.04 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 308.50 feet to a point on a curve to the left having a central angle of 37 degrees, 10 minutes, 42 seconds and a radius of 744.19 feet; thence run in Southwesterly direction along the arc of said curve for a distance of 482.89 feet to a point on a compound curve to the left having a central angle of 94 degrees, 23 minutes, 10 seconds and a radius of 25.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 41.18 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 224.04 feet to a point on a curve to the right having a central angle of 60 degrees, 43 minutes, 49 seconds and a radius of 252.22 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 267.34 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 44.02 feet to a point on a curve to the left having a central angle of 52 degrees, 00 minutes, 33 seconds and a radius of 389.11 feet; thence run in Southeasterly direction along the arc of said curve for a distance of 353.20 feet to a point on a compound curve to the left having a central angle of 73 degrees, 42 minutes, 06 seconds and a radius of 25.00 feet; thence run in a Southeasterly to Northeasterly direction along the arc of said curve for a distance of 32.16 feet to a point on a reverse curve to the right having a central angle of 242 degrees, 28 minutes, 01 seconds and a radius of 55.00 feet; thence run in a Northeasterly to Southeasterly direction along the arc of said curve for a distance of 232.75 feet to a point on a compound curve to the right having a central angle of 39 degrees, 25 minutes, 46 seconds and a radius of 449.11 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 309.07 feet to a point; thence turn an angle to the left from the chord of last stated curve of 47 degrees, 47 minutes, 59 seconds and run in Southwesterly direction for a distance of 21.59 feet to the point of beginning; containing 10.26 acres, more or less.

Signed for identification:

Frances K. Lokey  
Frances K. Lokey

Frances L. Gibson  
Frances L. Gibson

Charles W. Gibson  
Charles W. Gibson

\_\_\_\_\_  
Albert Montgomery Lokey, Jr.

\_\_\_\_\_  
Mary Ellen Lokey



# Exhibit "A"

## LEGAL DESCRIPTION

The following real property situated in the North one half of the Northwest quarter of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an axle found locally accepted to be the Northwest corner of said Section 24; thence run South along the West line of said Section 24 for a distance of 619.06 feet to a point; thence turn an angle to the left of 91 degrees, 30 minutes, 29 seconds and run in an Easterly direction for a distance of 676.11 feet to the point of beginning; thence continue along last stated course for a distance of 691.99 feet to the 397 foot contour on the Northwest bank of Lay Lake; thence turn an angle to the left of 73 degrees, 11 minutes, 49 seconds and run in a Northeasterly direction along said Northwest bank for a distance of 238.55 feet to a point; thence turn an angle to the left of 88 degrees, 01 minutes, 10 seconds and run in a Northwesterly direction for a distance of 263.48 feet to a point on a curve to the right having a central angle of 75 degrees, 40 minutes, 53 seconds and a radius of 55.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds to the tangent of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 72.65 feet to a point on a compound curve to the right having a central angle of 39 degrees, 25 minutes, 46 seconds and a radius of 449.11 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 309.07 feet to a point; thence turn an angle to the left from the chord of last stated curve of 47 degrees, 47 minutes, 59 seconds and run in a Southwesterly direction for distance of 193.43 feet to a point; thence turn an angle to the left of 66 degrees, 06 minutes, 46 seconds and run in a Southerly direction for a distance of 322.70 feet to the point of beginning; said proposed lot containing 5.124 acres, more or less.

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Charles W. Gibson  
Charles W. Gibson

Albert Montgomery Lokey, Jr.  
Albert Montgomery Lokey, Jr.

Mary Ellen Lokey  
Mary Ellen Lokey



# Exhibit "B"

20030508000285700 Pg 6/6 .00  
Shelby Cnty Judge of Probate, AL  
05/08/2003 14:16:00 FILED/CERTIFIED

## LEGAL DESCRIPTION

The following described real property situated in Sections 13 and 24, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

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