

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



20030520000313930 Pg 1/6 .00
Shelby Cnty Judge of Probate, AL
05/20/2003 13:50:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-eight Thousand and no/100 Dollars (\$68,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Westervelt Realty, Inc.**, a corporation, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

Real estate situated in Shelby County, Alabama and described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor for identification purposes.

Parcel Two:

A permanent and perpetual easement for ingress and egress and installation of utilities over and along the property described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "B" is signed by Grantor for identification purposes.

Parcel Three:

A permanent and perpetual easement and right of ingress and egress to and from, also over and across the property described on Exhibit "C" attached hereto for the purpose of constructing, operating, maintaining, and repairing water mains, water pipes, water meters, and/or other Shelby County utilities, with appurtenances and the right to install and maintain other utilities at the sole discretion of Grantee. Said land is situated in Shelby County, Alabama, and more particular described on Exhibit "C" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "C" is signed by Grantor for identification purposes.

The Grantee shall have an exclusive right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right to cut and keep clear all trees, undergrowth and other obstructions from said strip and on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor(s) for the purposes herein mentioned, and the Grantor(s) shall erect no structures, place no 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 within the width of said easement, 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 the mains, pipes, or appurtenances installed or to be installed within the width of said easement or interfere with the right of the Grantee to enter upon said land at any time for the purposes heretofore expressed and to have immediate access to all mains, pipes, and appurtenances.

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) for the purposes heretofore expressed. Any and all areas disturbed by the Grantor(s) within the property of the Grantee will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

Parcel Four:

A temporary easement and right to remove fill dirt and soil, rock, and similar materials from an easement and borrow area and the right to store materials during construction which said temporary easement shall automatically expire sixty (60) months from the date hereof, situated in Shelby County, Alabama, and described on Exhibit "D" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "D" is signed by Grantor for identification purposes.

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

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its 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 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 3rd
day of ~~March~~, 2003.
April

WESTERVELT REALTY, INC.

By  (SEAL)
Its Vice-President

STATE OF ALABAMA
~~SHELBY~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles F. Huguen, whose name as Vice-President of Westervelt Realty, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd day of April, 2003.


Notary Public

Exhibit "A"

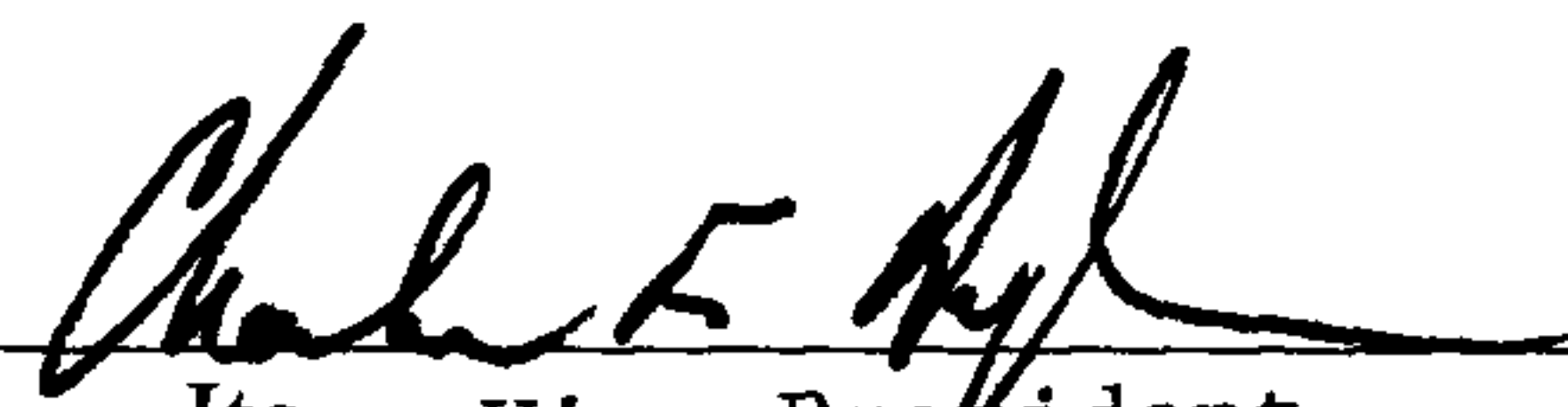
Parcel One:

A parcel of land situated in the Northeast quarter of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence run in an Easterly direction along the South line of said quarter-quarter section for a distance of 96.93 feet to an iron pin found; thence turn an angle to the left of 51 degrees, 03 minutes, 19 seconds and run in a Northerly direction for a distance of 411.79 feet to an iron pin set at the point of beginning; thence turn an angle to the left of 13 degrees, 56 minutes, 12 seconds and run in a Northeasterly direction for a distance of 544.20 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 300.65 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 544.24 feet; thence turn an angle to the right of 90 degrees, 00 minutes, 31 seconds and run in a Northwesterly direction for a distance of 300.65 feet to the point of beginning; said parcel of land containing 3.7 acres, more or less.

Signed for identification:

WESTERVELT REALTY, INC.

By 
Its Vice-President

Parcel Two:

Exhibit "B"

An ingress and egress easement situated in the Northeast quarter of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, lying 10 foot each side of the center line, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence run in an Easterly direction along the South line of said quarter-quarter section for a distance of 96.93 feet to an iron pin found; thence turn an angle to the left of 51 degrees, 03 minutes, 19 seconds and run in a Northeasterly direction for a distance of 411.79 feet to an iron pin found; thence turn an angle to the right of 76 degrees, 04 minutes, 19 seconds and run in a Southeasterly direction for a distance of 300.65 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 31 seconds and run in a Northeasterly direction for a distance of 544.24 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 189.06 feet to the point of beginning of said ingress and egress easement; thence turn an angle to the right of 33 degrees, 46 minutes, 00 seconds and run in a Northwesterly direction for a distance of 35.33 feet to a point; thence turn an angle to the left of 06 degrees, 18 minutes, 03 seconds and run in a Northwesterly direction for a distance of 43.71 feet to a point; thence turn an angle to the left of 22 degrees, 11 minutes, 16 seconds and run in a Northwesterly direction for a distance of 87.46 feet to a point; thence turn an angle to the left of 59 degrees, 49 minutes, 08 seconds and run in a Southwesterly direction for a distance of 112.01 feet to a point; thence turn an angle to the right of 08 degrees, 58 minutes, 08 seconds and run in a Southwesterly direction for a distance of 26.45 feet to a point; thence turn an angle to the right of 28 degrees, 06 minutes, 07 seconds and run in a Northwesterly direction for a distance of 19.24 feet to a point; thence turn an angle to the right of 11 degrees, 05 minutes, 05 seconds and run in a Northwesterly direction for a distance of 17.19 feet to a point; thence turn an angle to the right of 12 degrees, 46 minutes, 14 seconds and run in a Northwesterly direction for a distance of 24.08 feet to a point; thence turn an angle to the right of 21 degrees, 30 minutes, 41 seconds and run in a Northwesterly direction for a distance of 24.74 feet to a point; thence turn an angle to the right of 18 degrees, 49 minutes, 57 seconds and run in a Northwesterly direction for a distance of 26.84 feet to a point; thence turn an angle to the right of 03 degrees, 53 minutes, 06 seconds and run in a Northeasterly direction for a distance of 26.91 feet to a point; thence turn an angle to the right of 18 degrees, 49 minutes, 45 seconds and run in a Northeasterly direction for a distance of 27.31 feet to a point; thence turn an angle to the right of 28 degrees, 08 minutes, 12 seconds and run in a Northeasterly direction for a distance of 112.93 feet to a point; thence turn an angle to the right of 27 degrees, 59 minutes, 46 seconds and run in a Northeasterly direction for a distance of 46.80 feet to a point; thence turn an angle to the left of 14 degrees, 00 minutes, 41 seconds and run in a Northeasterly direction for a distance of 36.71 feet to a point; thence turn an angle to the left of 08 degrees, 54 minutes, 17 seconds and run in a Northeasterly direction for a distance of 50.54 feet to a point; thence turn an angle to the left of 07 degrees, 48 minutes, 04 seconds and run in a Northeasterly direction for a distance of 105.67 feet to a point; thence turn an angle to the left of 02 degrees, 46 minutes, 47 seconds and run in a Northeasterly direction for a distance of 133.41 feet to a point; thence turn an angle to the left of 06 degrees, 25 minutes, 44 seconds and run in a Northeasterly direction for a distance of 77.06 feet to a point; thence turn an angle to the right of 02 degrees, 25 minutes, 21 seconds and run in a Northeasterly direction for a distance of 153.14 feet to a point; thence turn an angle to the right of 07 degrees, 42 minutes, 31 seconds and run in a Northeasterly direction for a distance of 102.72 feet to a point; thence turn an angle to the left of 11 degrees, 11 minutes, 41 seconds and run in a Northeasterly direction for a distance of 32.82 feet to a point; thence turn an angle to the left of 17 degrees, 22 minutes, 21 seconds and run in a Northwesterly direction for a distance of 30.84 feet to a point; thence turn an angle to the left of 25 degrees, 35 minutes, 26 seconds and run in a Northwesterly direction for a distance of 10.99 feet to a point; thence turn an angle to the right of 49 degrees, 54 minutes, 35 seconds and run in a Northeasterly direction for a distance of 71.48 feet to a point on the South right of way line of U.S. Highway No. 280 and the end of said easement.

Signed for identification:

WESTERVELT REALTY, INC.

By


Its Vice-President

A water line easement situated in the Northeast quarter of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, lying 15 foot each side of a center line, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence run in an Easterly direction along the South line of said quarter-quarter section for a distance of 96.93 feet to an iron pin found; thence turn an angle to the left of 51 degrees, 03 minutes, 19 seconds and run in a Northeasterly direction for a distance of 411.79 feet to an iron pin found; thence turn an angle to the right of 76 degrees, 04 minutes, 19 seconds and run in a Southeasterly direction for a distance of 300.65 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 31 seconds and run in a Northeasterly direction for a distance of 544.24 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 175.46 feet to the point of beginning of said water line easement; said point also being on a curve to the right having a central angle of 22 degrees, 10 minutes, 49 seconds and a radius of 660.00 feet; thence turn an angle to the right to the chord of said curve of 74 degrees, 24 minutes, 42 seconds and run in a Northeasterly direction along the arc of said curve for a distance of 255.50 feet to a point on a curve to the left, having a central angle of 10 degrees, 56 minutes, 27 seconds and a radius of 650.00 feet; thence run tangent to last state curve in a Northeasterly direction along the arc of said curve for a distance of 124.12 feet to a point; thence run tangent to last state curve in a Northeasterly direction for a distance of 68.44 feet to a point on a curve to the left, having a central angle of 22 degrees, 30 minutes, 00 seconds and a radius of 650.00 feet; thence run along the arc of said curve in a Northeasterly to Northwesterly direction for a distance of 255.25 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 126.06 feet to a point; thence turn an angle to the right of 45 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 17.55 feet to a point on a curve to the left, having a central angle of 23 degrees, 30 minutes, 26 seconds and a radius of 201.00 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 82.47 feet to a point on a curve to the right, having a central angle of 17 degrees, 39 minutes, 09 seconds and a radius of 298.16 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 91.86 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 5.07 feet to a point on the South right of way line of U.S. Highway No. 280 and the end of said water line easement.

Signed for identification:

WESTERVELT REALTY, INC.

By Charles F. Hyl
Its Vice-President

Parcel Four:

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Shelby Cnty Judge of Probate, AL
05/20/2003 13:50:00 FILED/CERTIFIED

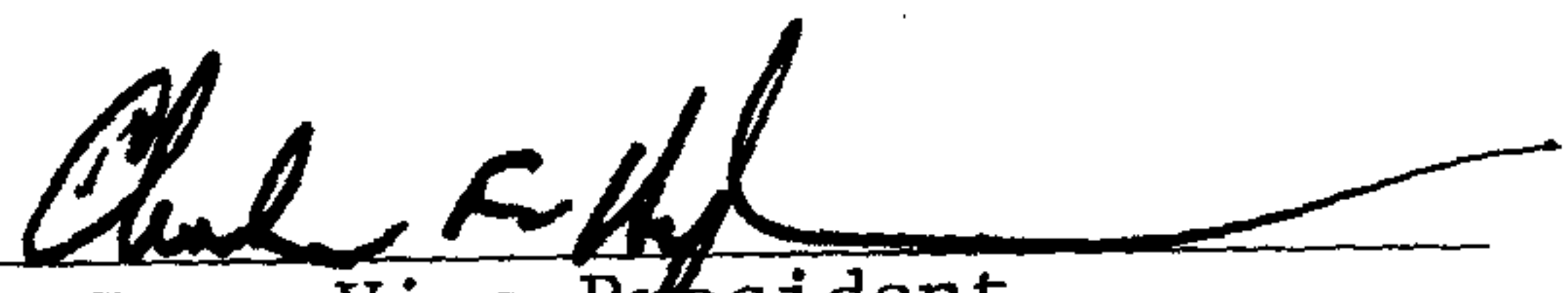
A temporary construction easement for spoil and borrow area situated in the Northeast quarter of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence run in an Easterly direction along the South line of said quarter-quarter section for a distance of 96.93 feet to an iron pin found; thence turn an angle to the left of 51 degrees, 03 minutes, 19 seconds and run in a Northeasterly direction for a distance of 411.79 feet to an iron pin found; thence turn an angle to the right of 76 degrees, 04 minutes, 19 seconds and run in a Southeasterly direction for a distance of 300.65 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 31 seconds and run in a Northeasterly direction for a distance of 544.24 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 176.51 feet to the point of beginning; thence turn an angle to the right of 62 degrees, 15 minutes, 29 seconds and run in a Northwesterly direction for a distance of 175.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 336.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 175.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 336.00 feet to the point of beginning; said temporary construction easement containing 58,800 square feet, more or less.

Signed for identification:

WESTERVELT REALTY, INC.

By


Its Vice-President