

This instrument was prepared by:  
Ray L. Huffstutler, P.C.  
9105 Parkway East, Suite C  
Birmingham, AL 35206

20030619000386680 Pg 1/2 56.00  
Shelby Cnty Judge of Probate, AL  
06/19/2003 14:30:00 FILED/CERTIFIED

Send Tax Notice To:

WARRANTY DEED

STATE OF Alabama }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

TWO HUNDRED TEN THOUSAND DOLLARS AND - - - - - NO/100  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Phyllis Gauthreaux Beam, a married woman and A B Water, LLC, a  
corporation existing under the laws of the State of Alabama  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
James W. Lewis and Theresa C. Lewis, husband and wife

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Parcel I

Beginning at the Southeast corner of the SW ¼ of NW ¼, Section 2, Township 21 South, Range 1 East;  
thence run Northerly along the East boundary line of said SW ¼ of NW ¼ a distance of 850 feet to a  
point; thence turn an angle of 90 degrees to the left and run Westerly a distance of 160 feet to a point;  
thence turn an angle of 22 degrees 30 minutes to the left and run Southwesterly a distance of 975 feet,  
more or less, to the dirt road leading from Alabama Highway No. 25 to Shelby County Highway No. 48,  
said dirt road known as Airport Road; thence turn to the left and run in a Southeasterly direction along  
said dirt road a distance of 575 feet, more or less, to a point on the South boundary line of the  
above-mentioned SW ¼ of NW ¼; thence turn to the left and run Easterly along said South boundary  
line a distance of 750 feet, more or less, to the point of beginning. Said parcel is lying in the SW ¼ of  
NW ¼, Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 2, Township 21  
South, Range 1 East, Shelby County, Alabama and run thence South 88° 44' 20" West along the South  
line of said ¼ - ¼ a distance of 67.03 feet to a point; thence run North 53° 02' 44" West a distance of  
2,142.72 feet to a point; thence run East a distance of 200.07 feet to a set rebar corner and the point of  
beginning of the property being described; thence continue North 88° 49' 44" East a distance of 140.00  
feet to a set rebar corner; thence run North 01° 10' 17" West a distance of 140 feet to a set rebar corner;  
thence run South 01° 10' 17" East a distance of 135.00 feet to the point of beginning.  
There is a proposed 20 foot wide easement required to access this property, said easement being 10.0 feet  
on each side of the following described centerline:

Commence at the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 2, Township 21  
South, Range 1 East, Shelby County, Alabama and run thence South 88° 44' 20" West along the South  
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, forever.  
(Continued on Attached)

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said  
GRANTEES, their heirs 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 GRANTEES, their heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of June, 2003.  
WITNESS:

Witness

Witness

A B Water, LLC

By: Aaron Beam Jr. for A.B. Water (Seal)

Phyllis Gauthreaux Beam (Seal)  
Phyllis Gauthreaux Beam

(Corporate Seal)

STATE OF Alabama  
COUNTY OF Jefferson  
I, Ray L. Huffstutler  
hereby certify that Aaron Beam Jr.

, a Notary Public in and for said County, in said State,  
whose name as

of  
A B Water, LLC, an Alabama corporation,

a 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, 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 6th day of June, 2003.

Ray L. Huffstutler  
Notary Public  
My Commission Expires: 05/04/04



line of said ¼ ¼ a distance of 67.03 feet to a point; thence run North 53° 02' 44" West a distance of 2,142.72 feet to a point; thence run North 88° 49' 43" East a distance of 200.07 feet to a set rebar corner; thence run North 01° 10' 17" West a distance of 26.81 feet to the point of beginning, on the centerline of the easement being described; thence run South 89° 48' 32" West 66.14 feet to a point; thence run North 87° 35' 48" West 56.36 feet to a point; thence run South 82° 01' 18" West 85.97 feet to a point; thence run South 84° 14' 10" West 51.98 feet to a point; thence run South 87° 33' 38" West 52.56 feet to a point; thence run South 88° 14' 23" West 48.56 feet to a point; thence South 89° 12' 37" West 54.11 feet to a point; thence run North 87° 51' 10" West 59.72 feet to a point; thence run North 66° 33' 18" West a distance of 58.11 feet to a point in the centerline of Quail Ridge Lane, a public road, and the end of easement.  
All situated in Shelby County, Alabama.

Parcel II  
Commence at the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 88° 44' 20" West along the South line of said ¼ - ¼ a distance of 67.03 feet to a point; thence run North 53° 02' 44" West a distance of 2,142.72 feet to a point; thence run East a distance of 200.07 feet to a set rebar corner and the point of beginning of the property being described; thence continue North 88° 49' 44" East a distance of 140.00 feet to a set rebar corner; thence run North 01° 10' 17" West a distance of 140 feet to a set rebar corner; thence run South 01° 10' 17" East a distance of 135.00 feet to the point of beginning.  
There is a proposed 20 foot wide easement required to access this property, said easement being 10.0 feet on each side of the following described centerline:  
Commence at the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 88° 44' 20" West along the South line of said ¼ ¼ a distance of 67.03 feet to a point; thence run North 53° 02' 44" West a distance of 2,142.72 feet to a point; thence run North 88° 49' 43" East a distance of 200.07 feet to a set rebar corner; thence run North 01° 10' 17" West a distance of 26.81 feet to the point of beginning, on the centerline of the easement being described; thence run South 89° 48' 32" West 66.14 feet to a point; thence run North 87° 35' 48" West 56.36 feet to a point; thence run South 82° 01' 18" West 85.97 feet to a point; thence run South 84° 14' 10" West 51.98 feet to a point; thence run South 87° 33' 38" West 52.56 feet to a point; thence run South 88° 14' 23" West 48.56 feet to a point; thence South 89° 12' 37" West 54.11 feet to a point; thence run North 87° 51' 10" West 59.72 feet to a point; thence run North 66° 33' 18" West a distance of 58.11 feet to a point in the centerline of Quail Ridge Lane, a public road and the end of easement.  
All situated in Shelby County, Alabama.

STATE OF Alabama  
COUNTY OF Jefferson  
I, Ray L. Huffstutler, a Notary Public in and for said County, in said State, hereby certify that  
Phyllis Gauthreaux Beam, a married woman

whose name(s) were 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, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 6th day of June A. D., 2003

Ray L. Huffstutler  
Notary Public  
My Commission Expires: 05/04/04