


THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

SEND TAX NOTICE TO:
City of Alabaster, Alabama
201 1st Street North
P. O. Box 277
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20030912000616160 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
09/12/2003 15:24:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION FOUR HUNDRED SEVENTY SIX THOUSAND AND NO/100 DOLLARS (\$1,476,000.00)** to the undersigned grantors, **KenCar Development, Inc., a corporation,** and **W. A. McNeely Co., Inc., a corporation,** in hand paid by the grantee herein, the **City of Alabaster, Alabama,** a Municipal Corporation, the receipt whereof is hereby acknowledged, the said, **KenCar Development, Inc., a corporation,** and **W. A. McNeely Co., Inc., a corporation,** do by these presents, grant, bargain, sell and convey unto the said, **City of Alabaster, Alabama,** a Municipal Corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 according to Adrian Subdivision, as recorded in Map Book 31, page 128 A, in the Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 23, all being in Township 21 South, Range 3 West, Shelby County, Alabama, containing 82.0 acres, more or less.

Beginning at the NW corner of Section 26, and the SW corner of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 3 deg. 21' 53" West along the West line of said Section a distance of 1048.69 feet; thence North 86 deg. 19' 05" East a distance of 723.29 feet; thence N 5 deg. 05' 07" West a distance of 92.98 feet; thence North 86 deg. 21' 34" East a distance of 586.01 feet; thence South 27 deg. 17' 56" East a distance of 497.01 feet; thence North 87 deg. 01' 41" East a distance of 817.83 feet to a point on the Westerly right-of-way of State Highway #119; said point being on a non tangent curve to the right having a central angle of 0 deg. 51' 01", a radius of 3500.97 feet, and a chord distance of 51.95 feet along a bearing of South 18 deg. 43' 24" East; thence along the arc of said curve and right-of-way a distance of 51.95 feet; thence South 87 deg. 01' 41" West leaving said right-of-way a distance of 809.33 feet; thence South 27 deg. 17' 56" East a distance of 497.68 feet; thence S 0 deg. 30' 31" East a distance of 274.10 feet; thence South 89 deg. 31' 17" West a distance of 390.59 feet; thence South 1 deg. 56' 51" East a distance of 1319.84 feet; thence South 89 deg. 44' 00" West a distance of 1323.30 feet; thence North 2 deg. 15' 10" West a distance of 1313.12 feet to the point of beginning.

Also, an easement for road right-of-way, utility and other purposes, of a uniform width of 8.05 feet, along the entire South boundary of Lot 3, according to Adrian Subdivision, as recorded in Map Book 31, page 128 A, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Pages 90, 91 and 92, Deed Book 121, Pages 189 and 190, Deed Book 130, Page 287, Deed Book 136, Page 339, Deed Book 105, Page 24, and Deed Book 232, Page 99, in Probate Office.

2. Right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed Book 124, Pages 209 and 203, in Probate Office.

3. Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112, Pages 293 and 289, and Deed Book 236, Page 564, in Probate Office.

4. Unrecorded Sewer Easement, from Gillian Beavers to the City of Alabaster, dated September 2001, on the Easterly side of the land and as shown on the recorded plat in Map Book 31, page 128A, Probate Office in Shelby County.

5. 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 Instrument No. 20030515000302580 in the Probate Office.

6. Restrictions, limitations, conditions and other provisions as set out in Map Book 31 page 128A in the Probate Office

7. Grantor shall be responsible for payment of the cost of a turn lane from State Highway 119 to the entrance of the subject property to provide for an access road, in an amount not to exceed \$45,000.00.

TO HAVE AND TO HOLD to the said **City of Alabaster, Alabama**, a Municipal Corporation, its heirs and assigns forever.

And **KenCar Development, Inc.**, a corporation, and **W. A. McNeely Co., Inc.**, a corporation, do for themselves, their successors and assigns, covenant with said **City of Alabaster, Alabama**, a Municipal Corporation, its heirs and assigns, that they are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said **City of Alabaster, Alabama**, a Municipal Corporation, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **KenCar Development, Inc.**, a corporation, by Kenneth Carter, its President, and **W. A. McNeely Co., Inc.**, a corporation, by W. A. McNeely, its President, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 12 day of September, 2003.

KENCAR DEVELOPMENT, INC.

By [Signature] (SEAL)
Its President

W. A. McNEELY CO., INC.

By [Signature] (SEAL)
Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that W. A. McNeely, III whose name as President of KenCar Development, Inc., 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 12th day of September, 2003.

[Signature]
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Kenneth Carter whose name as President of W. A. McNeely Co., Inc., 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 12th day of September, 2003.

Gwendolyn L. Cupp
Notary Public

MY COMMISSION EXPIRES JULY 30, 2005