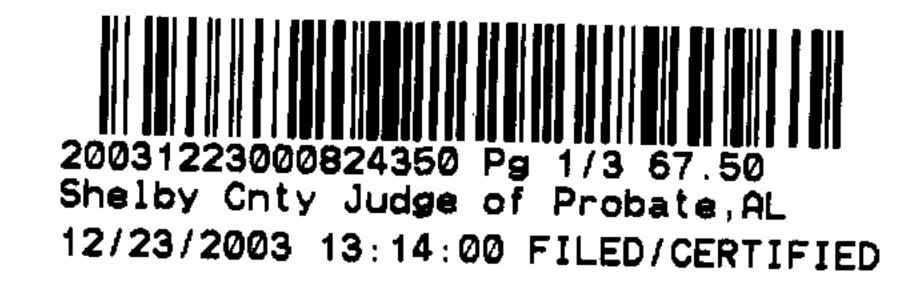
This instrument was prepared by: Bruce L. Gordon, Esq. Gordon & Associates, LLC 600 University Park Place, Suite 350 Birmingham, Alabama 35209



## STATUTORY WARRANTY DEED

STATE OF ALABAMA	)	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY	)	

That in consideration of Forty Six Thousand Two Hundred and no/100 Dollars (\$46,200.00) to the undersigned, CWD, L.L.C., an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), in hand paid by The Water Works and Sewer Board of the City of Birmingham, an Alabama Public Corporation, (hereinafter referred to as GRANTEE) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, The Water Works and Sewer Board of the City of Birmingham the following described real estate, situated in Shelby County, Alabama, to-wit:

## Parcel I

A portion of Lot 1C of School House Properties Subdivision, Resurvey Number 1, as recorded in Map Book 24, Page 39, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of Lot 2C of School House Properties Subdivision, Resurvey Number 1, as recorded in Map Book 24, Page 39; thence run Southwesterly along the South line of said Lot 1C for 19.03 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right for 103.13 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right for 60.00 feet to the East line of said Lot 1C; thence turn an angle of 67 deg. 19 min. 45 sec. right for 50.00 feet to the Northeast corner of said Lot 2C; thence turn an angle of 112 deg. 40 min. 15 sec. right, along the North line of said Lot 2C for 60.19 feet to the Northwest corner of said Lot 2C; thence turn an angle of 90 deg. 00 min. 00 sec. left for 57.00 feet to the Point of Beginning.

## Subject to:

- Taxes or special assessments which are not shown as existing by the public records.
- 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
- 3. General and special taxes or assessments for the year 2004 and subsequent years not yet due and payable.
- 4. Easements as shown by recorded plat, including 10 feet on the Southeasterly side and 30 feet for access easement on Southeasterly side of the land.
- 5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 276 page 759 in the Probate Office.
- Right(s) of Way(s) granted to State of Alabama by instrument(s) recorded in Inst. No. 1993-3977 and Deed 253 page 844 in the Probate Office.

- 7. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 95 page 519 in the Probate Office.
- 8. Building setbacks line of 40 feet as reserved from Highway No. 280, as shown by recorded plat.
- 9. Easements as shown by recorded plat, including an easement of 10 feet for Alabama Power Company easement on the southeasterly side and a 30 foot access easement on the Southeasterly side of the lot.
- 10. Restrictions, covenants, conditions and building setback lines as set out in amended and restated restrictions and covenants as set out in Real Book 265 page 96 in the Probate Office.
- 11. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 491, Deed Book 141 page 180, Real Book 333 page 138, Real Book 333 page 201, and Real Book 377 page 441 in the Probate Office.
- 12. Agreement by and between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. by instrument(s) recorded in Real Book 350 page 545 in the Probate Office.
- Non-exclusive easement as set out in Inst. # 1993-22439 in the Probate Office.
- 14. 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 Deed Book 4 pages 493 and 495 and 497 and Deed Book 121 page 294 in the Probate Office.
- 15. Release(s) of damages as set out in instrument(s) recorded in Inst. # 1993-22439 in the Probate Office.
- 16. Restrictions, covenants and conditions as set out in Inst. # 1993-22439 and Inst. # 1994-3409 in the Probate Office.
- 17. Unrecorded Agreement by and between Taylor Properties, L.L.C. and Greystone Ridge Homeowners Development Protection Committee, dated June 14, 1995.
- 18. Agreement in regard to water services and covenants as set out therein between Dantract and Shelby County, as set out in Real Book 235 page 574, as amended by Inst. # 1992-20786 and Inst. # 1993-20840 in the Probate Office.
- 19. Declaration of Restrictions and Easement Agreement as set out in Inst. # 1998-39832 in the Probate Office.
- 20. No existing right of access to and from the Property.
- The following matters as shown on the survey by Rowland Jackins, dated August 6, 2003:
  - a) encroachment of gravel drive onto Southeasterly side and right of others to the use thereof
  - b) encroachment of fence into access easement and sanitary sewer easement of Southeasterly portion
  - c) access easement for Lot 2C of Southeasterly portion
  - d) sanitary sewer easement on Southeasterly portion



The property being conveyed is sold "AS IS", "WHERE IS" AND "WITH ALL ITS FAULTS".

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this Deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal, this the \_\_\_\_\_\_ day of December, 2003.

CWD, L.L.C., an Alabama Limit	ted Liability Company
By: Charles W. Daniel	20031223000824350 Pg 3/3 67.50 Shelby Cnty Judge of Probate, AL 12/23/2003 13:14:00 FILED/CERTIFIE
Its: Member	

STATE OF ALABAMA )
COUNTY OF JEFFERSON)

Given under my hand and official seal, this the \_\_\_\_\_\_\_day of December, 2003.

[Notary Seal]

