

This instrument prepared by:
Name: Norman W. Lipscomb
Address: P. O. Box 48999
Tuscaloosa, AL 35404-8999
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QQ	Q	SEC	T	R
NW ¼	NE ¼	27	T21S	R1W

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$5000.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **CITY OF COLUMBIANA** to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **CITY OF COLUMBIANA**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

A parcel of land lying in the NW ¼ of the NE ¼ of Section 27, Township 21 South, Range 1 West and the SW ¼ of the SE ¼ of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at an axle found in place at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run South 1°44' East a distance of 100.0 feet to a point; thence turn an angle of 88°30'30" to the right and run a distance of 1727.9 feet to a ½" pipe found in place on the west right -of-way line of McDow Road; thence continue along the same line of direction for a measured distance of 400.28 feet to a 3" capped pipe marked RLS #12709 and being the point of beginning; thence continue along the same line of direction a distance of 224.73 feet to a 4" x 4" concrete monument with brass plate; thence continue along the same line of direction a distance of 99.78 feet to a #5 capped rebar marked king LS #12487; thence turn a deflection angle of 91°24'30" to the right and run northerly a distance of 225 feet to a point; thence turn a deflection angle of 88°35'30" to the right and run easterly a distance of 324.51 feet to a point; thence turn an angle of 90°59'13" to the right and run southerly a distance of 225.0 feet to the point of beginning. Said described property contains 1.68 acres, more or less.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals and mineral and mining rights.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise

IN WITNESS WHEREOF, the said **WESTERVELT REALTY, INC.** has hereunto set its signature by Robert A. Barrett, its Vice President, Treasurer and Assistant Secretary, who is duly authorized on this the 21st day of June 2004.

ATTEST:

By: *Elizabeth Shaw*

Its: Secretary

WESTERVELT REALTY, INC.

By: *Robert A. Barrett*

Its: V P, Treasurer & Assistant Secretary

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Robert A. Barrett, its Vice President, Treasurer and Assistant Secretary of **WESTERVELT REALTY, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of June 2004.

Rhonda P. Lancaster
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 4, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
City of Columbiana
107 Mildred Street
Columbiana, Alabama 35051