


This instrument was prepared by:

Michael G. Graffeo, Esq.  
Michael G. Graffeo, P.C.  
2100 SouthBridge Parkway, Suite 650  
Birmingham, Alabama 35209

Send Tax Notice To:

CITY OF ALABASTER  
an Alabama municipal corporation  
c/o David M. Frings, Mayor  
231 1<sup>st</sup> Street, No.  
Alabaster, AL 35007

  
20041115000627080 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
11/15/2004 14:55:00 FILED/CERTIFIED

**PUBLIC CORPORATION WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY )

**KNOW ALL MEN AND WOMEN BY THESE PRESENTS**, That in consideration of one dollar and five cents (\$1.05) and other good and valuable consideration to the undersigned Grantor, the **Alabaster Water Board**, an Alabama public corporation formerly known as the Alabaster Water and Gas Board (hereinafter referred to as "**Grantor**"), in hand paid and delivered by the Grantee herein, the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto **City of Alabaster**, an Alabama municipal corporation (herein referred to as "**Grantee**," whether one or more) the following described surplus real estate of Grantor situated in Shelby County, Alabama, to-wit:

**Legal Description:** A parcel of land being situated in Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 349.09 feet to the point of beginning, said point of beginning being situated on the Northeasterly right of way line of U. S. Highway No. 31; thence continue on last described course a distance of 113.07 feet; thence turn an angle to the right of 127° 07 min. 28 sec. and run in a Southwesterly direction a distance of 96.37 feet to its intersection with said Northeasterly right-of-way line of U.S. Highway 31; thence turn an angle to the right of 115° 26 min. 41 sec. and run in a Northerly direction along said Northeasterly right-of-way line of U.S. Highway 31 a distance of 65'; thence turn an angle to the left of 25° 04 min. 35 sec. continuing along said right-of-way line in a Northwesterly direction a distance of 31.46 feet to the point of beginning.

**Subject also to the following:**

Any restrictions appearing of record.

As is, with no obligation to improve in any manner.

The Alabaster Water Board is one and the same public entity as Alabaster Water and Gas Board, having changed its true and correct legal name pursuant to its Resolution No. 95-030295, which Resolution was duly recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 22, 1995, at Inst. No. 1995-07348.

**TO HAVE AND TO HOLD** Unto to the Grantee and successors and assigns of the

*Alabaster Water Board to City of Alabaster*  
*Public Corporation Warranty Deed*  
*Page 2 of 2*  
Grantee forever.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee and the Grantee's 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 Grantee and the grantee's assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Chairman, James Lucas, Jr., who is duly and properly authorized to execute this conveyance, has hereunto set its signature and seal, this 13 day of September, 2004.

ATTEST:

**Alabaster Water Board**  
**An Alabama public corporation**

By: *Jeanette S. Minor*  
Jeanette S. Minor  
Its: Water Board Manager

By: *James Lucas Jr.*  
James Lucas, Jr.  
Its: Chairman

STATE OF ALABAMA)  
SHELBY COUNTY )

**GENERAL ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Lucas, Jr.**, whose name as Chairman of the Alabaster Water Board, an Alabama public 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 the Alabaster Water Board, an Alabama municipal corporation.

Given under my hand and official seal this 14 day of September, 2004.

*Alfreda P. Buse*  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 14, 2008  
Notary Public ~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~  
My Commission Expires: \_\_\_\_\_