



20050404000153190 1/2 \$62.50
Shelby Cnty Judge of Probate, AL
04/04/2005 01:09:04PM FILED/CERT

This instrument prepared by:
Name: Norman W. Lipscomb
Address: P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Deed Book Page
Source of Title: Deed Book Page

QQ	Q	SEC	T	R
	SE ¼	13	22S	1W
	SW ¼	18	22S	1E

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid by **JON P. SHUGRUE**, 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 **JON P. SHUGRUE**, 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:

The following lots in the Town of Shelby, according to E .S. Staffords Map of Shelby of 1819, as recorded in Map Book 3 at Page 37 and 47, in the Probate Office of Shelby County, Alabama.

ALL OF BLOCK 4 less and except the west 273 feet; Lots 5, 6, 7, 8, 10 and 20 of BLOCK 116; Lots 7 thru 18, inclusive, of BLOCK 118; Lots 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13 of BLOCK 138.

A part of the Southeast Quarter of the Southeast Quarter (Se1/4-Se1/4) of Section 13, Township 22 South, Range 1 West, and the Southwest Quarter (Sw1/4) of Section 18, Township 22 South Range 1 East, Shelby County, Alabama; being more particularly described as follows: Commence at the Northwest corner of the Sw1/4 of the Sw1/4 of said Section 18 and run S1°03'19"W and along the West boundary of said Section 18 for a distance of 99.92 ft. to a point on the South Right-of-Way margin of County Road 42, and the point of beginning of the parcel described herein; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 974.42 ft. to a point; thence run S1°26'29"W for a distance of 230.04 ft to a point; thence run N55°42'08"E for a distance of 492.91 ft. to a point; thence run N55°41'29"E for a distance of 74.29 ft. to a point on the West Right-of-Way margin of County Road 47; thence run S1°26'30"W and along said West Right-of-Way margin for a distance of 92.40 ft. to the North margin of an abandoned Railroad (presently Heart of Dixie Railroad); thence run S55°48'01"W and along said North margin for a distance of 1586.12 ft. more or less to its intersection with the East and North boundary of that property recorded in instrument number 2001-11729 (Heart of Dixie Railroad Museum Inc.); thence run N48°01'56"W and along said East and North boundary of said property for a distance of 101.34 ft. to a point; thence continue N71°52'17"W and along said East and North boundary of said property for a distance of 263.84 ft to a point; thence continue N83°39'20"W and along said East and North boundary of said property for a distance of 762.68 ft to a point; thence continue N85°29'41"W and along said East and North boundary of said property for a distance of 303.77 ft. to a point; thence run N1°17'43"E for a distance of 59.84 ft. to a point on the South Right-of-Way margin of County Road 42; thence run N77°51'33"E and along said South Right-of-Way margin for a chord distance of 698.83 ft. to a point; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 640.27 ft. to the point of beginning, said parcel containing 20 acres more or less.



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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 James J. King, Jr., its Vice President, who is duly authorized on this the 15 day of March, 2005.

ATTEST:

By:

Elizabeth Shaw

Its: Secretary

WESTERVELT REALTY, INC.

By:

James J. King, Jr.

Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President 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 15 day of March, 2005.

Rhonda P. Lancaster
Notary Public

My commission expires: 3/4/06

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:

JON P. SHUGRUE
Bama Truss & Components
P.O. Box 266
Shelby, Alabama 35143

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax: \$48.50