20051207000632900 1/2 $15.00
Shelby Cnty Judge of Probate, AL
12/07/2005 09:01:47AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis Fowler & Head
P O Box 587
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

$424,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED TWENTY FOUR THOUSAND AND NO/100----------DOLLARS ($424,000.00), to the undersigned grantor, **CITY OF PELHAM,** a municipal corporation, in hand paid by **DON MURPHY,** the receipt of which is hereby acknowledged, the said **CITY OF PELHAM,** a municipal corporation does by these presents, grant, bargain, sell and convey unto the said **DON MURPHY,** the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD, To the said **DON MURPHY,** heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **CITY OF PELHAM,** a municipal corporation, by its mayor, Bobby Hayes, who is authorized to execute this conveyance , has hereto set its signature and seal, this the 22nd day of November, 2005.

CITY OF PELHAM

BY: Bobby Hayes, Its MAYOR

STATE OF ALABAMA
COUNTY SHELBY

Personally appeared before me, the undersigned authority in and for the said County and State, on this 22nd day of November, 2005 within my jurisdiction, the within named Bobby Hayes who acknowledges that he/she is mayor of City of Pelham, a municipal corporation and who acknowledges that for and on behalf of City of Pelham and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal, this the 22nd day of November, 2005.

Donna Freeman
Notary Public

My Commission Expires: 9/1/2009

Battles

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EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the NW ¼ of the SW ¼ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the NW ¼ of the SW ¼ of said Section 19; thence South 00 deg. 07 min. 43 sec. East along the East line of said ¼ - ¼ section a distance of 507.46 feet; thence South 89 deg. 10 min. 39 sec. West, a distance of 138.96 feet; thence South 00 deg. 03 min. 46 sec. West, a distance of 72.32 feet to the Point of Beginning; thence South 00 deg. 03 min. 46 sec. West, a distance of 300.00 feet; thence North 63 deg. 35 min. 17 sec. West, a distance of 145.23 feet; thence North 84 deg. 14 min. 09 sec. West, a distance of 117.32 feet; thence South 26 deg. 39 min. 49 sec. West, a distance of 154.93 feet to the Northerly right of way line of Shelby County Highway 52; thence North 55 deg. 10 min. 36 sec. West and along said right of way, a distance of 87.37 feet; thence North 50 deg. 51 min. 19 sec. West along said right of way, a distance of 75.34 feet to the point of curve of a non tangent curve to the left, having a radius of 325.00 feet a central angle of 21 deg. 36 min. 00 sec. and subtended by a chord which bears North 16 deg. 54 min. 47 sec. East, a chord distance of 121.80 feet; thence northerly along said curve an arc distance of 122.52 feet to a point of compound curve to the left having a radius of 2,654.92 feet a central angle of 03 deg. 27 min. 43 sec. and subtended by a chord which bears North 04 deg. 22 min. 55 sec. East a chord distance of 160.39 feet; thence along said curve an arc distance of 160.42 feet; thence South 88 deg. 18 min. 09 sec. East a distance of 399.29 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to the following restriction, which is for the benefit of Grantor's remaining property adjacent to the above described and conveyed real estate.

The finished grade level of the following described restricted Zone A shall not exceed 495.0 feet MSL.
Commence at the NE corner of the NW ¼ of the SW ¼ of Section 19, Township 20 South Range 2 West; thence South 00 deg. 07 min. 43 sec. East a distance of 507.46 feet; thence South 89 deg. 10 min. 39 sec. West a distance of 138.96 feet; thence South 00 deg. 03 min. 46 sec. West a distance of 72.32 feet; thence North 88 deg. 18 min. 09 sec. West a distance of 310.50 feet to the point of beginning; thence continue along last described course of 93.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 88 deg. 20 min. 57 sec. West, a radial distance of 2,652.13 feet; thence Southerly along the arc, through a central angle of 03 deg. 27 min. 56 sec., a distance of 160.42 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 84 deg. 53 min. 14 sec. West, a radial distance of 325.00 feet; thence Southerly along the arc, through a central angle of 00 deg. 12 min. 02 sec., a distance of 1.14 feet; thence South 32 deg. 59 min. 01 sec. West, a distance of 188.93 feet to the POINT OF BEGINNING.