SEND TAX NOTICE TO:

c/o Novus Utilities Services, Inc.

728 Volare Drive

Birmingham, AL 35244

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

20060928000482220 1/2 $514.00
Shelby Cnty Judge of Probate, AL
09/28/2006 01:09:00PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand and no/100 Dollars ($500,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Shelby County, Alabama**, a political subdivision of the State of Alabama (herein referred to as Grantor), does hereby grant, bargain, sell, and convey unto **Southwest Water Company**, a corporation (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 19 South, Range 1 West, as per survey by Frank N. Champion (Ala. Reg. No. 6254), dated March 26, 1987; run thence North 01 degrees 53 minutes 02 seconds East along the East line of said Quarter-Quarter Section for 2 feet, more or less, to the centerline of a creek being the point of beginning; continue North 01 degrees 53 minutes 02 seconds East along the East line of said Quarter-Quarter Section for 951 feet, more or less, to a point that is South 01 degrees 52 minutes 18 seconds West and 360.38 feet from the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 5; run thence North 88 degrees 35 minutes 02 seconds West for 474.45 feet; run thence South 26 degrees 16 minutes 28 seconds West for 143.93 feet; run thence South 28 degrees 03 minutes 21 seconds West for 225.67 feet; run thence South 30 degrees 17 minutes 07 seconds West for 230 feet, more or less, to the centerline of the above mentioned creek; run thence in a Southeasterly direction along said creek for 960 feet, more or less, to the point of beginning.

Together with a perpetual, non-exclusive right of way and easement, thirty feet (30 feet) in width, under, through, over, across, and upon the hereinafter described property for the purpose of constructing, erecting, installing, operating, maintaining, repairing, and replacing sewer taps, trunk lines, pipes, lines, drains, conduits, lift stations, and related equipment, together with right of ingress and egress, under, through, over, across, and upon the hereinafter described property for the purposes stated above and subject to the terms and conditions upon its use as established by documents of record in the Office of the Judge of Probate, Shelby County, Alabama:

Commence at the Northeast corner of Section 5, Township 19 South, Range 1 West, as per survey by Charley F. Foster (Ala. Reg. No. 8157); run thence South 01 degrees 33 minutes 28 seconds West along the East line of said Section 5 for 662.13 feet to an iron pipe; run thence North 89 degrees 25 minutes 47 seconds West for 1334.19 feet to an iron pipe; run thence North 01 degrees 31 minutes 43 seconds East for 298.63 feet; run thence North 88 degrees 35 minutes 02 seconds West for 460.51 feet to the centerline of a 30-foot easement and the point of beginning; run thence North 28 degrees 13 minutes 35 seconds East along said centerline for 140.12 feet; run thence North 67 degrees 16 minutes 44 seconds West along said centerline for 278.75 feet; run thence North 25 degrees 56 minutes 49 seconds West along said centerline for 566.12 feet to the south edge of pavement on Hugh Daniel Drive, being the point of ending.

According to survey of Laurence D. Weygand, Reg. P.E. - L.S. #10373, dated September 20, 2005.

Also, a 30' Easement For Sanitary Sewers from the North Right-of-Way Line of Village Street to the Southeasterly Right-of-Way Line of Hugh Daniel Drive, as described in deed dated March 23, 1998, recorded as Instrument No. 1998-10281 in the Office of the Judge of Probate, Shelby County, Alabama, and subject to the conditions stated therein:

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Commence at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 19 South, Range 1 West in Shelby County, Alabama, and run in a southerly direction along the east line thereof for a distance of 207.59 feet, more or less, to a point on a curve, curving to the left in a northwesterly to westerly direction and being on the north right-of-way line of Village Street as shown on the map of Greystone Commercial, Map Book 20, Page 57 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 99 degrees 55 minutes 27 seconds to the tangent of said curve and run in a northwesterly direction along said curved right-of-way line of Village Street, for a distance of 10.15 feet to the POINT OF BEGINNING of the centerline of a 30' wide sanitary sewer easement herein described; thence leaving said right-of-way line turn 75 degrees 21 minutes 27 seconds from the tangent of said curve and run in a northerly direction along the centerline of said 30' easement for a distance of 127.51 feet to a point of curve, having a radius of 175.00 feet, a central angle of 56 degrees 02 minutes 59 seconds and curving to the left in a northerly to northwesterly direction; thence run along said curve for an arc distance of 171.19 feet to the end of said curve; thence continue in a northwesterly direction, tangent to the end of said curve for a distance of 302.84 feet to a centerline P.I. of said easement; thence turn an angle to the right of 04 degrees 43 minutes 42 seconds and continue in a northwesterly direction along the centerline of said 30' easement for a distance of 92.83 feet to a centerline P.I. of said easement; thence turn an angle to the right of 11 degrees 13 minutes 34 seconds and continue in a northwesterly direction along the centerline of said 30' easement for a distance of 44.77 feet, more or less, to a point on the southwesterly right-of-way line of Hugh Daniel Drive. Said point being the centerline end of said 30' wide sanitary sewer easement for Shelby County.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29 day of September, 2005.

SHELBY COUNTY, ALABAMA

Shelby County, AL 09/28/2006
State of Alabama

Deed Tax:$500.00

By: Larry S. Dillard
Larry Dillard, Chairman
Shelby County Commission

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Dillard, whose name as Chairman of the Shelby County Commission, for and on behalf of Shelby County, Alabama, a political subdivision of the State of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Chairman of the Shelby County Commission and with full authority, executed the same voluntarily for and as the act of said Shelby County, Alabama.

Given under my hand and official seal, this the 29 day of September, 2005.

Ann Marie Pilcher
Notary Public

My Commission Expires 10-6-08