

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sterret-Vandiver Water System
P.O. Box 220
Sterrett, AL 35147

EASEMENT DEED



20160929000357450 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
09/29/2016 02:50:56 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$1,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frances J. Warren, a Single woman**, grant, bargain, sell and convey unto, **Sterrett-Vandiver Water System, Inc.** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Ingress, Egress and Utilities in and to the following described property:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama; thence S00°00'00"E along the West line of said 1/4-1/4 section, a distance of 694.86'; thence N90°00'00"W a distance of 81.38' to the southwesterly edge of Shelby County Highway 479 and the Point of Beginning; thence S 65°06'38" W a distance of 21.35'; thence N 41°36'43" W a distance of 58.50'; thence N 19°25'16" E a distance of 31.61' to the southwesterly edge of said highway, said point being the point of a non tangent curve to the right having a radius of 200.04', a central angle of 23°09'06", and subtended by a chord which bears S 36°27'55" E, a chord distance of 80.28', thence along said curve and said highway an arc distance of 80.83' to the Point of Beginning.

Containing 1866.86 square feet, more or less.

Less and Except any part lying in the right of way of Shelby County Highway 479.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of Sept., 2016.

Frances J. Warren
Frances J. Warren

Shelby County, AL 09/29/2016
State of Alabama
Deed Tax: \$1.50

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frances J. Warren**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2016.

Cecilia J. Dean
Notary Public
My Commission Expires: 09/15/2018