

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, Mt. Tabor Cemetery Association, Inc., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the City of Westover, Alabama (herein referred to as GRANTEE) an easement for a sanitary septic system on the following described real estate, situated in Shelby County, Alabama:

This easement is for the purpose of using, maintaining, repairing, and replacing a sanitary septic system consisting of a septic tank, field lines, and associated piping and equipment. The easement is located as depicted on sketch attached hereto as Exhibit A, is on the real property described on Exhibit B, and is for the benefit of the property described on Exhibit C attached hereto.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Chairman, Robert Glenn Moore, and its Vice Chairman, Linda Ann Hoagland, who are authorized to execute this conveyance and who have hereto set their signatures and seals, this the 29th day of April, 2021.

Mt. Tabor Cemetery Association, Inc.

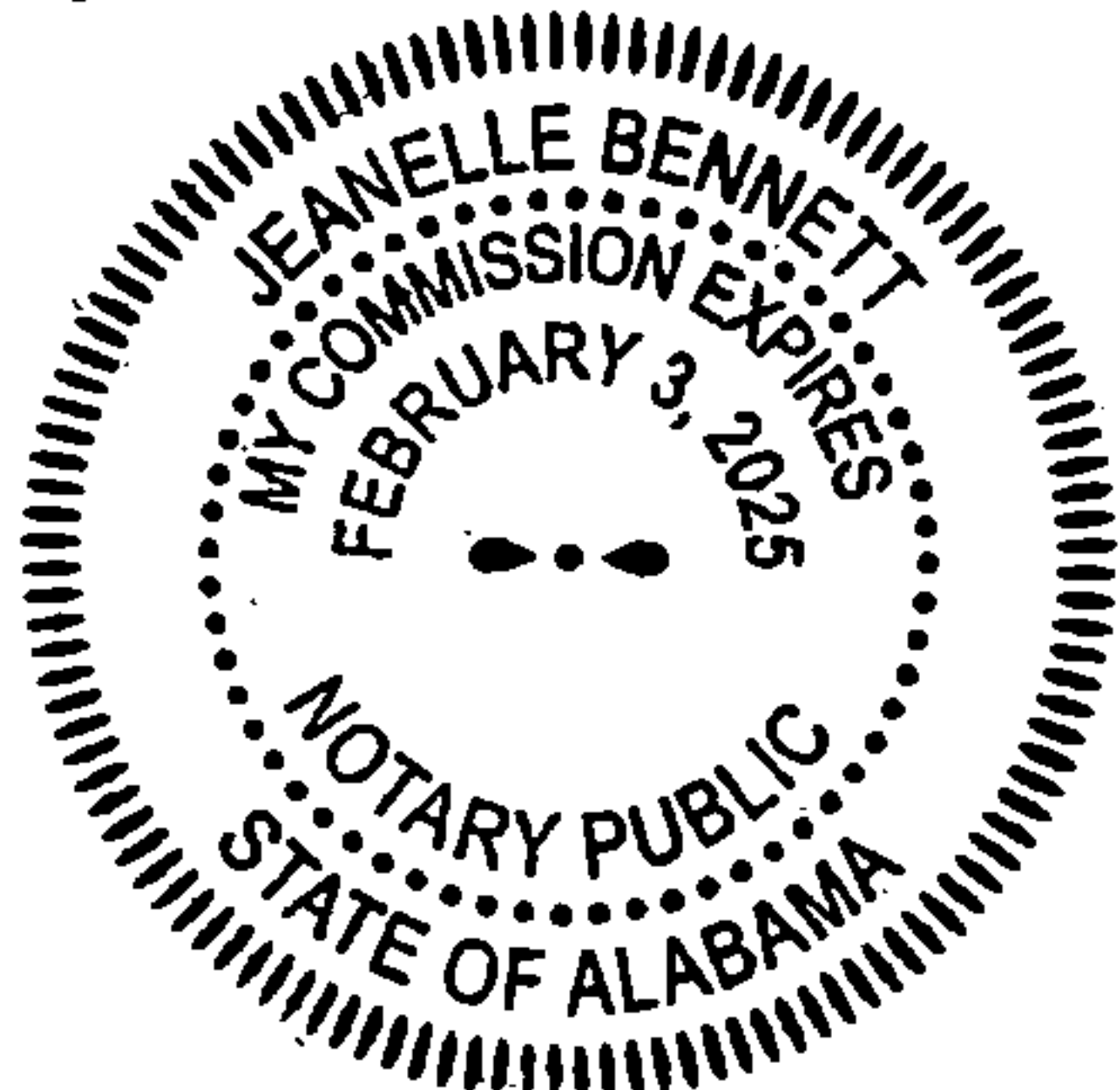
by Linda Ann Hoagland
Linda Ann Hoagland, Vice Chairman

by Robert Glenn Moore
Robert Glenn Moore, Chairman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Glenn Moore, whose name as Chairman and Linda Ann Hoagland, whose name as Vice Chairman, of Mt. Tabor Cemetery Association, Inc., a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29 day of April, 2021.



Jeanelle Bennett
Notary Public
My commission expires 2/3/2025



20210506000226220 2/7 \$44.00
Shelby Cnty Judge of Probate, AL
05/06/2021 11:47:54 AM FILED/CERT

EXHIBIT A



20210506000226220 3/7 \$44.00
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1"=50'

960 LF STANDARD GRAVEL TIRE
IN TRENCHES 36" W. X 22" MAX. D. 8' O.C.

CL OLD HIGHWAY 280

GRAVEL DRIVE

CEMETERY

BASKETBALL COURT

2-1500
SEPTIC

960 LF STD GRAVELED LINE

3" PVC EFFLUENT

RESERVE AREA
FOR 960 LF

P1-60 MP1

B1

P2-30 MP1

STOR. □



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EXHIBIT B



20210506000226220 5/7 \$44.00
Shelby Cnty Judge of Probate, AL
05/06/2021 11:47:54 AM FILED/CERT

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW) and the POINT OF BEGINNING; thence N $89^{\circ}52'52''$ E along said right of way a distance of 575.40'; thence S $01^{\circ}16'37''$ W a distance of 84.19; thence S $57^{\circ}35'40''$ W a distance of 120.68; thence S $08^{\circ}52'02''$ E a distance of 158.50'; thence S $79^{\circ}19'35''$ W a distance of 13.41'; thence S $00^{\circ}07'11''$ E a distance of 26.18'; thence S $89^{\circ}26'02''$ W a distance of 475.43' to the West line of said $\frac{1}{4}$ $\frac{1}{4}$; thence N $01^{\circ}16'44''$ W, a distance of 337.70' to the POINT OF BEGINNING.

Containing 3.93 acres, more or less.

EASEMENT 1: Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N $89^{\circ}52'52''$ E along said right of way a distance of 599.04' to the POINT OF BEGINNING; thence S $3^{\circ}51'30''$ W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of $43^{\circ}58'22''$; and subtended by a chord which bears S $25^{\circ}50'41''$ W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S $47^{\circ}49'52''$ W a distance of 43.89'; thence S $47^{\circ}49'52''$ W a distance of 65.87' to the POINT OF ENDING.

EASEMENT 1: Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N $89^{\circ}52'52''$ E along said right of way a distance of 599.04'; thence S $3^{\circ}51'30''$ W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of $43^{\circ}58'22''$; and subtended by a chord which bears S $25^{\circ}50'41''$ W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S $47^{\circ}49'52''$ W a distance of 43.89' to the POINT OF BEGINNING; thence N $69^{\circ}47'39''$ a distance of 53.28' to the POINT OF ENDING.



20210506000226220 6/7 \$44.00
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EXHIBIT C

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N $89^{\circ}52'52''$ E along said right of way a distance of 575.40' to the POINT OF BEGINNING; thence S $01^{\circ}16'37''$ W a distance of 84.19; thence S $57^{\circ}35'40''$ W a distance of 120.68; thence S $08^{\circ}52'02''$ E a distance of 158.50'; thence S $79^{\circ}19'35''$ W a distance of 13.41'; thence S $00^{\circ}07'11''$ E a distance of 26.18'; thence N $89^{\circ}26'02''$ E a distance of 144.11'; thence N $02^{\circ}41'42''$ E a distance of 333.20' to said southerly right of way; thence S $89^{\circ}52'52''$ W along said right of way a distance of 67.32' to the POINT OF BEGINNING.

Containing 0.93 acres, more or less.

Subject to the following easements:

EASEMENT 1: Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N $89^{\circ}52'52''$ E along said right of way a distance of 599.04' to the POINT OF BEGINNING; thence S $3^{\circ}51'30''$ W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of $43^{\circ}58'22''$; and subtended by a chord which bears S $25^{\circ}50'41''$ W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S $47^{\circ}49'52''$ W a distance of 43.89'; thence S $47^{\circ}49'52''$ W a distance of 65.87' to the POINT OF ENDING.

EASEMENT 1: Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19, South, Range 1 East; thence S $01^{\circ}17'51''$ E, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N $89^{\circ}52'52''$ E along said right of way a distance of 599.04'; thence S $3^{\circ}51'30''$ W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of $43^{\circ}58'22''$; and subtended by a chord which bears S $25^{\circ}50'41''$ W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S $47^{\circ}49'52''$ W a distance of 43.89' to the POINT OF BEGINNING; thence N $69^{\circ}47'39''$ a distance of 53.28' to the POINT OF ENDING.