

6059

2-10-12

THE STATE OF ALABAMA,

Shelby

County

C. R. Parcel 1732

KNOW ALL MEN BY THESE PRESENTS, That

we, James W. Curtis Jr and wife Mary M. Curtis

(herein sometimes called Grantors), for and in consideration of

*Twenty and no/100*Dollars, (\$*20.00*),

to them in hand paid by Alabama Power Company, a corporation (herein sometimes called Grantee), the receipt of which is hereby

acknowledged, hereby grant, bargain, sell and convey unto Alabama Power Company the lands located in

Shelby

County, Alabama, which are described on the attached sheet marked Exhibit A, which

is hereby made a part hereof, together with the right of ingress and egress thereto. Whereas, Grantee contemplates the construction of dams across the Coosa River either upstream or downstream from said lands or both upstream and downstream from said lands for the manufacture of electricity, which said dams and the pools of water created thereby are likely to cause the lands herein conveyed or a portion thereof to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages; Now, therefore, for the consideration recited above Grantors further grant, bargain, sell and convey unto Grantee the right to construct, maintain, and operate such dams for the manufacture of electricity, and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all consequences arising therefrom, to Grantors, their heirs and assigns, and to their remaining and adjoining lands, as well as from the operation of the power plant or plants of Grantee, provided, however, this clause shall not be deemed to grant unto Grantee the right to flood any of such remaining and adjoining lands other than as a result of wave action.

TO HAVE AND TO HOLD to Alabama Power Company, its successors and assigns, forever.

And Grantors covenant with Grantee, its successors and assigns, that Grantors are lawfully seized in fee of the lands herein-

above described; that such lands are free from all encumbrances except the lien for ad valorem taxes due October 1, 1965; that Grantors have a good right to sell and convey the lands herein granted to Grantee, its successors and assigns, and that Grantors and their successors and assigns will warrant and defend such lands to Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the condition subsequent that Grantee pay or tender or cause to be paid or tendered to Grantors or any of them or to their personal representative or, at the option of Grantee, to

Bank, of _____, for the account of

Grantors or any of them or their personal representative, on or before the _____ day of _____, 19____.

the further sum of _____ Dollars (\$ _____), or the fee simple title, satisfactory to Grantee's attorneys, to the lands hereby conveyed and at the same rate for any proportionate interest less than the entire fee simple title. For the purpose of adjustments in such further sum because of less than the entire fee

simple title being conveyed, the purchase price of the lands conveyed is considered to be \$ _____. In the event such condition subsequent is not satisfied, this conveyance and the title, rights and interests herein conveyed shall be null and void, and the consideration presently paid shall be forfeited to Grantors; but, there shall be no obligation upon Grantee or its successors or assigns to pay or tender such sum of money.

Grantors covenant to execute receipts and other instruments at the time of payment of such further sum of money, as Grantee may deem necessary.

Grantors further covenant to remove defects in the fee simple title to the lands herein conveyed, if any there be, and if they

fail to do so on or before the _____ day of _____, 19____, then the time within which such sum of money may be paid or tendered shall be extended at the option of Grantee until thirty days after such defects are removed.

While it is the intent of Grantors to convey unto Grantee by this instrument the lands, rights, interests and easements hereinabove described, subject to such condition subsequent, it is understood between Grantors and Grantee that Grantee does not desire exclusive possession of the lands herein conveyed immediately, that Grantors may retain possession of such

land and that Grantors shall assess for and pay the taxes on such lands until the _____ day of _____, 19____, or until such further sum of money is paid or tendered as provided herein, whichever occurs last; but Grantee may at any time within such period, enter upon such lands and make topographical and geological surveys and examinations thereof and conduct clearing operations thereon without liability for damages in so doing.

Reference to Grantors shall include Grantors' heirs, executors, administrators and assigns, and reference to Grantee shall include its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 4th day of August, 1965

Signed, Sealed and Delivered in the Presence of:

_____	<u>James W. Curtis, Jr.</u>	_____	L. S.
_____	<u>Mary M. Curtis</u>	_____	L. S.
_____		_____	L. S.
_____		_____	L. S.
_____		_____	L. S.
_____		_____	L. S.
_____		_____	L. S.
_____		_____	L. S.
_____		_____	L. S.

STATE OF ALABAMA

Shelby County }

I, AB Burdick

Notary Public State of Large

In and for said County, in said State, do hereby certify that James W. Curtis and
wife Mary M. Curtis

whose names 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 executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this 4th day of August, 1965

AB Burdick

Notary Public State of Large

STATE OF ALABAMA

_____ County }

I, _____

In and for said County, in said State, do hereby certify that _____

whose name _____ signed to the foregoing Conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the Conveyance _____ executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this _____ day of _____, 19____

300K 2:37 JUL 409

EXHIBIT "A"

TRACT NO. 151

All that part of the lands hereinafter described which would either be covered with or which either alone or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955.

Lot No. 15 of the Willow Island Subdivision according to a map or plat of said Subdivision as recorded in Map Book 4 at page 73 in the Office of the Judge of Probate of Shelby County, Alabama, said Subdivision being a part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 13, Township 22 South, Range 1 East, together with the right of ingress and egress over and across the lands lying between the above described lot and the water level of the Coosa River including the use of a causeway, boat launching facilities and picnic area situated in said Subdivision and subject to the building and other protective covenants recorded in Deed Book 220 at page 891 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to existing easements or rights of way.

It is the intention of the Grantor(s) and the purpose of this deed to include in the description of the land interests and land rights herein conveyed all of the lands owned by them or in which they have an interest in the aforementioned Section(s), Township(s) and Range(s) whether correctly described herein or not.

James H. Curtis, Jr.
Mary M. Curtis

