

THE STATE OF ALABAMA,
Shelby County

C.R. Parcel 1891-1

3488

KNOW ALL MEN BY THESE PRESENTS, That We, Albert Datcher and wife Ruth B. Datcher

(hereinafter sometimes called Grantors), for and in consideration of Eight Hundred Seventy and no/100

* * * * * Dollars (\$870.00),
to them in hand paid by Alabama Power Company, a corporation (hereinafter sometimes called Grantee), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto Alabama Power Company 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 400 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January, 1955; and, for the same consideration, Grantors hereby grant, bargain, sell and convey unto Grantee the right to flood, cover or surround with water from time to time that portion of the lands hereinafter described which lie above such datum plane and which would be flooded, covered with or surrounded by such waters should such

river or its tributaries be raised and backed up to that certain datum plane of.....408.....feet above such mean sea level, together with rights of ingress and egress over and across that part of the lands hereinafter described which lies above such

datum plane first above described. Such lands are located in Shelby County, Alabama and are described on the attached sheet marked Exhibit "A," which is hereby made a part hereof.

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 described 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 lands which lie above said datum plane of 408 feet above such mean sea level 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 hereinabove described; that such lands are free from all encumbrances except the lien for ad valorem taxes due October 1, 1954; that Grantors have a good right to sell and convey the lands, rights, interests and easements granted to Grantee, its successors and assigns, and that Grantors and their successors and assigns will warrant and defend such lands, rights, interests and easements 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 (\$.....)

For the fee simple title, satisfactory to Grantee's attorneys, to the lands, rights, interests and easements 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 \$..... and the purchase price of the rights, interests and easements conveyed is con-

sidered 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, rights, interests and easements

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 6th day of April, 1967.

Signed, Sealed and Delivered in the Presence of:

Albert Datcher

L. S.

Ruth B. Datcher

L. S.

L. S.

L. S.

L. S.

L. S.

L. S.

L. S.

STATE OF ALABAMA

Shelby County

I, _____ a Notary Public - State at Large

in and for said County, in said State, do hereby certify that Albert Datcher and wife Ruth B. Datcher

whose name 8 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 6th day of April, 1967

A. B. Burdick

Notary Public - State at Large

STATE OF ALABAMA

County

I, _____ a

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 _____, 1967

EXHIBIT "A"

Tract No. 361-1 & 2

A part of Section 36, Township 19 South, Range 2 East, described as follows:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter, (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), Thence South 3 degrees East 1320 feet to the Southwest Corner of said Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$); thence North 87 degrees 25 minutes East 663 feet; thence South 3 degrees East 1125 feet; thence North 87 degrees 25 minutes East 1143.7 feet to a point on the East boundary of the Central of Georgia Railroad right of way, thence South 29 degrees East 313.5 feet; thence North 3 degrees West 1418.6 feet; thence North 87 degrees 25 minutes East 663 feet; thence North 3 degrees West 208 feet to a branch; thence along the course of the branch in a Northwesterly direction as follows: South 77 degrees 25 minutes West 308 feet; thence North 72 degrees 20 minutes West 456 feet; thence North 55 degrees 50 minutes West 221 feet; thence North 45 degrees 5 minutes West 106 feet; thence North 44 degrees 5 minutes West 322 feet; thence North 66 degrees 35 minutes West 187 feet, to East boundary line of the Northeast Quarter of the Northwest Quarter; thence North 3 degrees West 465 feet to the Northeast corner of said forty; thence South 87 degrees 25 minutes West 1326 feet to the point of beginning, less and except Central of Georgia railroad right of way containing 6.9 acres. *galt*

Also the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) and the West Half of the Northeast Quarter of the Southwest Quarter (W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$), Section 36, Township 19 South, Range 2 East.

The West Half of Northwest Quarter of Fractional Section 31, Township 19 South, Range 3 East, EXCEPT that part lying north of Locust Creek; situated in Shelby County, Alabama.

All of the above situated in Shelby County, Alabama.

This conveyance is subject to the land interests and land rights heretofore acquired in the above described lands by the grantees.

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.

As a part of the consideration for this conveyance, Grantors, for themselves and for their heirs and assigns, covenant and agree with Grantee, its successors and assigns, that no improvements which are used or which are designed or intended to be used for habitation by persons or animals shall ever hereafter be constructed on that portion of the lands subject to the flood easement hereby granted and lying between elevations 400 and 408 feet above the mean sea level heretofore mentioned as such area is subject to flooding from time to time, and that Grantors shall, and their heirs and assigns will remove or cause to be removed from such area any such improvements which are now or may hereafter be located on such area. Grantors and Grantee further covenant and agree that the foregoing covenant and agreement touches, benefits and concerns both the lands hereby conveyed and the lands adjoining same owned by Grantors, that such covenant and agreement is intended to run and shall run with the land and shall be binding upon Grantors, their heirs and assigns, forever.

Further, this deed is executed for the following purposes: (1) To correctly describe the lands intended to be conveyed by conditional deed executed by the grantors herein dated the 11th day of January, 1966, recorded in the Probate Records of Shelby County, Alabama, in Deed Book 240, at page 150, (2) To convey title and to consummate the transaction initiated thereby and (3) To serve as a receipt for the further payment of the sum provided for in the aforesaid conditional deed.

Albert Hatcher
Ruth B Datcher

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 APR 25 AM 9:03
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 247 PAGE 809