

LAN 1169

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Coosa River Parcel 3712

THE STATE OF ALABAMA,

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That We, Lewis B. Walker and wife, Imogene T. Walker and Jack T. Atchison and wife, Marie F. Atchison

(herein sometimes called Grantors), for and in consideration of One Thousand Two Hundred Fifty and no/100

***** Dollars, (\$ 1,250.00),
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.

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, 19 68; 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 (\$ _____),
for 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 Grantee, 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.~~

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BCCV

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 15th day of Aug., 19 68.

Signed, Sealed and Delivered in the Presence of:

_____	<u>Lewis B. Walker</u>	L. S.
_____	<u>Imogene T. Walker</u>	L. S.
_____	<u>Jack T. Atchison</u>	L. S.
_____	<u>Marie F. Atchison</u>	L. S.
_____	_____	L. S.
_____	_____	L. S.
_____	_____	L. S.
_____	_____	L. S.

STATE OF ALABAMA

Shelby County

I, Lance Brasher, Notary Public

in and for said County, in said State, do hereby certify that Lewis B. Walker and wife, Imogene T. Walker and Jack T. Atchison and wife, Marie F. Atchison

whose name s 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 15th day of August, 19 68

Lance Brasher
Notary Public

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 _____

BOOK 254 806

EXHIBIT "A"

Tract No. 150-1 & 2

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:

All that part of the Northwest Quarter of Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 13, Township 22 South, Range 1 East, situated between Willow Island Subdivision and the Coosa River, said Willow Island Subdivision being recorded in Map Book 4 at page 73 in the Probate Office of Shelby County, Alabama.

Lot No. 7 of the Willow Island Subdivision according to the plat thereof recorded in Map Book 4 at page 73 in the Probate Office of Shelby County, Alabama, said Subdivision being a part of the Northwest Quarter of 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 or egress over and across the lands lying between the above-described lot and the waters of the Coosa River including the rights to use 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 the land interests and land rights heretofore acquired in the above described lands by the grantee, and to any existing easements and rights of way.

It is the intention of the Grantors 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, Township and Range whether correctly described herein or not.

JIA

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1955 SEP - 9 AM 10:19
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 254 897