

From OK  
JCS

2673

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY EIGHT THOUSAND AND NO/100 (\$38,000.00) DOLLARS, to the undersigned grantor, Sepco Corporation, an Alabama Corporation, in hand paid by Jamestown Corporation, an Alabama Corporation, the receipt of which is hereby acknowledged, the said Sepco Corporation does by these presents, grant, bargain, sell and convey unto the said Jamestown Corporation the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the SE1/4 of the NW1/4 of Section 12, Township 20 South, Range 3 West; thence run easterly along the south boundary line of said 1/4-1/4 section for 1091.42 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 69° 30' to the left and run northeasterly along the center of said Old Birmingham-Montgomery Highway 497.33 feet; thence turn an angle of 90° to the left and run northwesterly 30.0 feet; thence turn an angle of 90° to the left and run southwesterly 101.0 feet; thence turn an angle of 69° 30' to the right and run westerly 1178.0 feet, more or less, to the center of Cahaba Valley Creek; thence run southerly down along the center of said creek, with the meanderings thereof 140.0 feet, more or less, to the point of intersection of the center line of said creek and the west boundary line of the SE1/4 of the NW1/4 of Section 12, Township 20 South, Range 3 West; thence run southerly along the west boundary line of said 1/4-1/4 section to the point of beginning.

Less and except the following described tract of land: Begin at the SW corner of the SE quarter of NW quarter of said Section 12, run east along south line 40.01 feet; thence north parallel with west line of said quarter-quarter section 223.28 feet, more or less, to the east boundary of said creek; thence west to center of said creek; thence southwesterly along said center line of creek to west line of said quarter-quarter section; thence southerly to point of beginning.

TO HAVE AND TO HOLD to the said Jamestown Corporation, its successors and assigns forever.

Grantor reserves for itself, its successors and assigns the right to use, maintain, repair and operate the sewage treatment unit and filter as it is presently located on said property together with an easement to use, repair and maintain the drainage pipes from said sewage treatment plant which emptys into Cahaba Valley Creek as shown by a map dated the 12th day of March, 1971, certified by Alton Young, L.S.

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It is understood that the right by grantor, its successors or assigns, to use said filter plant and sewage disposal lines shall run with the land on which is located the plant of Sepco, Corporation, an Alabama corporation. It is further agreed and understood that the grantee, its successors and assigns, may use the drainage lines and/or may move at their own expense such drainage lines to suit their convenience in their use of the property conveyed herein, so long as such change shall not interfere with the use and enjoyment of said environment by the grantor, its successors and assigns. There is further reserved unto the grantor, its successors and assigns, an easement from the property south of said "Filter" to said "Filter", as same presently exists. Provided, however, that Grantor covenants for itself and its successors and assigns, said covenant to run with the land, that it shall not cause or allow Cahaba Valley Creek (Bishop Creek) to be polluted from the lands hereby conveyed whether by use of said sewage treatment unit and drainage pipes or otherwise.

Grantor warrants that the property conveyed is accessible by a public road which intersects with the present U. S. Highway 31.

And we do, for ourselves and our successors and assigns, covenant with the said Jamestown Corporation, its successors and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as hereinabove stated and except for the lien of ad valorem taxes for the current tax year; that we have a good right to sell and convey the same as aforesaid; that we will; and our successors and assigns, shall warrant and defend the same to the said Jamestown Corporation, its successors and assigns forever, against the lawful claims of all persons.



The undersigned grantor Sepco Corporation is the successor by change of name of Southeastern Products Corporation.

IN WITNESS WHEREOF, Sepco Corporation has caused these presents to be executed by Vernon W. Gibson, Jr., as President and its corporate seal to be hereunto attested by R. Larry Culver, its Secretary, this the 20<sup>TH</sup> day of April, 1971.

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Shelby Cnty Judge of Probate, AL  
04/23/1971 12:00:00 AM FILED/CERT

SEPCO CORPORATION, An Alabama Corporation.

By Vernon W. Gibson, Jr. (SEAL)  
Its President

ATTEST:

R. Larry Culver  
Its Secretary

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, Andrew W. Griffin, a Notary Public in and for said County, in said State, certify that Vernon W. Gibson, Jr., whose name as President of the Sepco Corporation, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this 20 day of April, 1971.

Andrew W. Griffin  
Notary Public

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED  
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