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Shelby Cnty Judge of Probate, AL
05/21/1971 12:00:00 AM FILED/CERT

3120

RIGHT OF WAY EASEMENT

2-402-40

FOR AND IN CONSIDERATION OF TEN & NO/100 DOLLARS,

the receipt of which is heroby acknowledged, and the further consideration as set forth below and to be paid within the period hereinafter provided, the undersigned,

WILLIAM E. NATION and MINNIE E. NATION, husband and wife,

and each and every other person whose name as a Grantor is affixed hereto, hereinafter referred to as Grantors (whether one or more), do hereby grant, bargain, sell and convey unto COLONIAL PIPELINE COMPANY, a Delaware corporation, its successors and assigns, hereinafter referred to as Grantee, an easement for a pipeline right of way with the right to construct, maintain, inspect, operate, protect, replace, repair, change the size of, and remove a pipeline for the transportation of liquids and/or gases, upon and along a route to be selected by Grantee, said right of way being 50 feet in width and extending 25 feet on the South side and 25 feet on the North side of the center line of the pipeline to be installed hereunder, together with the right to use a strip of land 25 feet in width adjacent to the said right of way (upon the side thereof selected by Grantee) and running the length thereof, as temporary work space during construction of said pipeline, all on, over, and through the following described lands, of which Grantors warrant they are the owners in fee simple, situated in SHELBY County, state of ALABAMA to-wit:

The following described Property situated in the N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$ of Section 31 Township-19-South, Range-1-East and more particularly described as follows:

Commence at the N.W. Corner of the above described quarter-quarter and in a southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 412.5 feet to the Point of Beginning; thence continue along the last named course for a distance of 741.31 feet to the Centerline of the County Gravel Road (Pumpkin Swamp road); thence $136^{\circ} 22' 30''$ to the left and along centerline of said Road for 252.38 feet; thence $26^{\circ} 12' 30''$ left and along said road for 236.16 feet; thence $19^{\circ} 06'$ right for 397.25 feet along said road; thence $124^{\circ} 43' 30''$ left for a distance of 477.74 feet to the Point of Beginning. (except for that part that lies within the boundary lines of the county road and subject to all Easements and Right-of-ways now existing.)

It is the purpose of this Deed to correct Errors in the description of that certain deed Dated November 25 th, 1967 from the Above grantors to the above said Grantee, and recorded in the Shelby County Probate Office, in Deed Book 251 at Page 34.

It being also the intent of this deed to convey all land formerly owned by W.D. Osborn lying north of said Pumpkin Swamp Road in said N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$ and containing approximately 4.06 Acres, more or less.

The centerline of the proposed pipeline herein shall be approximately 33 feet South and run parallel with the existing Colonial pipeline on the above described property.

together with the right of unimpaired access to said pipeline and the right of ingress and egress on, over, and through Grantors' above-described land for any and all purposes necessary and incident to the exercise by said Grantee of the rights granted hereunder, with the further right to maintain said right of way herein granted clear of trees, undergrowth, and brush.

Grantors covenant and agree that they will not impound water or construct buildings or structures of any type whatsoever on the above described right of way strip. This shall be a covenant running with the land and shall be binding on Grantors, their heirs and assigns.

In addition to the above consideration, Grantee agrees to repair or to pay for any actual damage which may be done to growing crops, timber, fences, buildings, or other structures directly caused by Grantee exercising any rights herein granted; provided, however, after the pipe line has been installed, Grantee shall not be liable for damages caused on the right of way by keeping said right of way clear of trees, undergrowth, brush, structures, and obstructions in the exercise of its rights granted herein.

The pipe line constructed by Grantee across any portion of the above-described land which is under cultivation shall, at the time of the construction thereof, be buried to such depth as will not interfere with Grantors' use of said land for normal cultivation required for the planting and tending of crops; except that Grantee, at its option, may construct its pipe line above the channel of any natural or man-made stream, ravine, ditch, or other watercourse.

This instrument constitutes a present easement grant, subject to the condition, however, that unless (at Grantee's election) on or before date herein , 19 71 Grantee shall pay or tender to Grantors the further sum of \$ 38.00 as additional consideration, in the manner herein-after provided, the estate, easements, rights and privileges herein granted shall cease and terminate and shall revert to Grantors. Prior to such tender or payment of such additional consideration, Grantee shall not construct any pipe line upon the said property, but Grantee may enter upon the property for the purpose of making surveys and performing work incidental thereto to locate the route of the pipe line to be constructed.

It is agreed that any payment hereunder may be made direct to said Grantors, or any one of them, or by depositing such payment to the credit of said Grantors, or any one of them, in the Bank of and payment so made shall be deemed and considered as payment to each of said Grantors.

The rights herein granted are divisible and assignable in whole or in part.

The terms, covenants, and provisions of this right of way easement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

TO HAVE AND TO HOLD said rights and right of way, easements, estates, and privileges unto the said Grantee, its successors and assignees, so long as said right of way and easements are used for the purposes granted herein.

IN WITNESS WHEREOF, the undersigned Grantors herein have hereunto set their hands and seals this 19th day of May, 19 71.

Signed, sealed, and delivered in the presence of:
C. Ward Cashion
C. Ward Cashion

William E. Nation (SEAL)
William E. Nation
Minnie E. Nation (SEAL)
Minnie E. Nation
Grantors (SEAL)

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ACKNOWLEDGMENT

STATE OF ALABAMA }
COUNTY OF JEFFERSON } SS:

I, the undersigned authority, in and for said County, in said State, hereby certify that
WILLIAM E. NATION and MINNIE E. NATION, husband and wife,

whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of May, 19 71

My Commission Expires 9-26-74

Margaret B. Blocker
Notary Public
Margaret B. Blocker

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PAGE 1
BOOK 267

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAY 21 PM 3:13
U.C.C. FILE NUMBER CR
REC. DK. & PAGE AS SHOWN ABOVE
Margaret B. Blocker
JUDGE OF PROBATE