

STATE OF ALABAMA
COUNTY OF SHELBY

3475

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and no/100 Dollar and the exchange of certain property to the undersigned grantor, WATER WORKS BOARD OF THE TOWN OF CALERA, ALABAMA, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto R. C. Vines and Margaret W. Vines (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, one-half interest in and to the following described real estate, situated in Shelby County, Alabama:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 22, Range 2 West, and run thence north 1206 feet to the point of beginning, thence east 264 feet, thence north 10 deg. east 165 feet, thence west 264 feet, thence south 10 deg. west 165 feet to the point of beginning, containing one acre more or less, and being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13; all in Township 22, Range 2 West, Shelby County, Alabama, and upon which acre of land herein conveyed is situated and located what is known as "Baxley Springs."

Also, a right of way over said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 22, Range 2 West, and the north half of the NE $\frac{1}{4}$ of Section 23, Township 22, Range 2 West, hereinafter more particularly described, for the laying, construction and maintenance of a water pipe line and which said right of way is described as follows:

Begin at the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 22, Range 2 West, Shelby County, Alabama, thence south 88 deg. west 450 feet, along the south line of the northwest quarter of the NE $\frac{1}{4}$ of said Section 23, to a point of beginning and from said point of beginning said right of way hereinafter conveyed shall be five feet in width on either side of a center line, more particularly specified as follows: From said point of beginning run north 56 deg. east 200 feet to the west boundary line of said northeast quarter of NE $\frac{1}{4}$ of said Section 23, thence north 53 deg. east 2030 feet into Baxley Springs.

Also, a right of way for the erection and construction of a power line which power line or right of way shall be twenty five feet wide on either side of a center line described as follows: Commence at the Northwest corner of the one acre lot hereinbefore in this deed described and conveyed, and run thence north 10 deg. east 495 feet.

As to said pipe line right of way, it is understood and agreed that the grantees herein, their heirs and assigns shall have the right over and along the same, of ingress to and egress from, said lines and the right to do and maintain thereon and thereunder necessary equipment, structures or other devices necessary and incident to the purposes for which the same are conveyed; provided, however, that grantor herein shall in like manner have the right to go over, across and along said right of way and the right of ingress and egress to and from all portions of the farm from which said right of way is carved, and the right to use said right of way in any reasonable manner which does not interfere with the uses and purposes for which the same is conveyed by this instrument.

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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Chairman who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June, 1970.

ATTEST:

WATER WORKS BOARD OF THE TOWN OF CALERA, ALABAMA

Arthur D. Davis By [Signature]

STATE OF ALABAMA

COUNTY OF SHELBY

I, Mary Lomame Payton, a Notary Public in and for said County in said State, hereby certify that J. C. Lowe whose name as Chairman of WATER WORKS BOARD OF THE TOWN OF CALERA, ALABAMA, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of June, 1971.

Mary Lomame Payton
Notary Public

My Commission Expires August 12, 1974

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 15 PM 3:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceding to the
State of Alabama