

THE STATE OF ALABAMA     )  
SHELBY COUNTY             )

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Shelby Cnty Judge of Probate, AL  
03/06/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That Coy E. Holdsambeck, a single man (hereinafter sometimes called the grantor), for and in consideration of the sum of One Hundred Ten (\$110.00) Dollars to him in hand paid by ALABAMA POWER COMPANY, (hereinafter sometimes called the Grantee) the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said Grantee the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated in the County of Shelby and State of Alabama, and are described as follows:

A parcel of land located in the southwest quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section 18, Township 22 south, Range 3 west, Shelby County, Alabama, more particularly described as follows:

Commence at the northeast corner of Section 18, Township 22 south, Range 3 west; thence run south along the east boundary of said Section 18 a distance of 2955.5 feet to a point; thence turn an angle to the right of 54° 37' and run south 56° 01' west a distance of 2111 feet to a point, turn an angle to the left and run in a southerly direction and parallel to the east boundary of the southwest quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of said Section a distance of 730 feet to a point; thence turn an angle to the right of 90° 00' and run in a westerly direction a distance of 37.5 feet to a point, such point being the point of beginning of the parcel of land herein described. From such point of beginning, turn an angle to the right of 90° 00' and run in a northerly direction parallel to the east boundary of the southwest quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) a distance of 300 feet to a point, thence turn an angle to the left of 90° 00' and run in a westerly direction a distance of 375 feet to a point; thence turn an angle to the left of 90° 00' and run in a southerly direction a distance of 175 feet more or less, to the northeast boundary of a county paved road; thence turn an angle to the left and run along the northeast boundary of said road a distance of 185 feet more or less to an existing fence row; thence turn an angle to the left and run in an easterly direction along said fence row a distance of 300 feet more or less to the point of beginning.

Containing 2.4 acres more or less.

Grantor also grants to said Grantee rights of way for the construction, operation and maintenance of transmission lines on the following described strips of land:

A strip of land 100 feet in width which lies within the southwest quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section 18, Township 22 south, Range 3 west, Shelby County, Alabama, such





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strip being more particularly described as follows:  
To reach a point of beginning, commence at the south-east corner of Section 18, Township 22 south, Range 3 west; thence run west along the south boundary line of such Section 18, a distance of 2606.0 feet to a point; thence turn an angle to the right of 114 degrees 13 minutes and run north 25 degrees 42 minutes east a distance of 777.5 feet to a point on the Grantor's property, such point being the point of beginning of the right of way herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins at such point of beginning and turns an angle to the right of 90 degrees 00 minutes and thence runs in a southeasterly direction a distance of 230 feet, more or less, to a point on the west boundary line of the above described parcel of land, such point being the point of ending of the right of way herein described.

Containing .5 acres more or less.

A strip of land 75 feet in width which lies within the southwest quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section 18, Township 22 south, Range 3 west, Shelby County, Alabama, such strip being more particularly described as follows: To reach a point of beginning, commence at the northeast corner of Section 18, Township 22 south, Range 3 west; thence run south along the east boundary line of such Section 18, a distance of 2955.5 feet to a point; thence turn an angle to the right of 54 degrees 37 minutes and run south 56 degrees 01 minutes west a distance of 2111 feet to a point on the Grantor's property, such point being the point of beginning of the right of way herein described; therefrom, the strip lies 37.5 feet on each side of a center line and the continuations thereof which begins at such point of beginning and turns an angle to the left and runs in a southerly direction and parallel to the east boundary of the southwest quarter of southeast quarter of said Section a distance of 730 feet to a point on the Grantor's property, such point being the point of ending of the right of way herein described.

Containing 1.3 acres more or less.

TO HAVE AND TO HOLD to the said Grantee with all the rights and appurtenances thereunto belonging, forever.

And the grantor covenants with the said Grantee, that they are lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that they have a good right to sell and convey the same to the said Grantee, and that they will warrant and defend the said premises to the said Grantee forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition subsequent, that is to say: Unless the said Grantee, pays or tenders or causes to be paid or tendered to the grantors, on or before the 20<sup>TH</sup>





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day of April, 1972 at the office of the Grantee  
in Birmingham, Alabama, the further sum of Two  
Thousand Fifty and No/100 (\$2,050.00) Dollars, for the fee  
simple title to the lands hereby conveyed, and at the same rate for any  
interest therein less than the fee simple, or for any less number of  
acres than that stated above, then this conveyance and the title hereby  
conveyed shall be null and void, and the consideration presently paid  
shall be forfeited to the grantor; but there shall be no obligation  
upon the said Grantee to pay or tender the said sum of money.

The Grantors further agree to execute such receipts and other  
instruments at the time of payment of said sum of money, as the said  
Grantee may deem necessary.

The Grantors further agree to cure defects in the fee simple  
title to the land herein conveyed, of any there be, and if they fail to  
do so within the time during which the said Grantee may pay or tender  
said sum of money, then the time within which said money may be paid or  
tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the Grantor shall assess for and pay  
the taxes on said land until said sum of money is fully paid, but the  
said Grantee may without binding himself hereunder, at any time within  
said period enter upon said lands and made a survey and examination thereof  
without liability for damages in so doing.

Where the word Grantee or Grantor is used herein it shall include  
Grantee's or Grantor's heirs, executors, administrators, successors or  
assigns, as the case may be.

As part of the consideration, Grantee agrees to quitclaim to  
Grantor the following described right of way:

A strip of land 75 feet in width which lies within the south-  
west quarter of southeast quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section 18,  
Township 22S, Range 3 west, Shelby County, Alabama, such strip  
being more particularly described as follows: To reach a point  
of beginning, commence at the northeast corner of Section 18,  
Township 22 south, Range 3 west; thence run south along the  
east boundary line of such Section 18 a distance of 2955.5  
feet to a point; thence turn an angle to the right of 54 degrees



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37 minutes and run south 56 degrees 01 minutes west a distance of 2111 feet to a point on the Grantor's property, such point being the point of beginning of the right of way herein described; therefrom, the strip lies 37.5 feet on each side of a center line and the continuations thereof which begins at such point of beginning and runs south 56 degrees 01 minutes west a distance of 707.9 feet to a point on the Grantor's property, such point being the point of ending of the right of way herein described.

Containing 1.2 acres more or less.

IN WITNESS WHEREOF, 1 have hereunto set my hand and seal this the 20<sup>th</sup> day of October in the year of our Lord One Thousand and Nine Hundred Seventy One.

Clay E. Holdsambeck

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THE STATE OF ALABAMA )  
 County of Shelby )

I, William Frank Coach, a Notary Public - in and for said County, in said State, do hereby certify that Clay E. Holdsambeck whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20<sup>th</sup> day of October, 1971.

William Frank Coach

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT WAS FILED  
1972 MAR - 6 AM 8:14  
Clay E. Holdsambeck  
 JUDGE OF PROBATE  
 U.C.C. FILE NUMBER OR  
 REC. BK. & PAGE AS SHOWN ABOVE