

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

2734

That for and in consideration of Four Hundred and no/100ths Dollars (\$400.00) and other valuable consideration to the undersigned grantors Hugh Linder and wife, Eleanor Linder, in hand paid by the Alabaster Water and Gas Board, a corporation ("the Board"), the receipt whereof is acknowledged, we the said Hugh Linder and wife, Eleanor Linder, do grant, bargain, sell and convey unto the said Board the real estate and interest in real estate situated in Shelby County, Alabama, and described in Exhibit "A" attached hereto and made a part hereof as if written herein; PROVIDED, HOWEVER, that this conveyance is subject to the condition subsequent that, unless the Board pays to grantor Hugh Linder or his personal representative the additional sum of Five Thousand Six Hundred and no/100ths Dollars (\$5,600.00) within six months after the date hereof, the title and interests conveyed hereby shall, by operation of the terms of this instrument and without need of any reconveyance, revert to and revest in the grantors, their heirs, personal representatives, successors and assigns, as fully as if this conveyance had not been made. This conveyance also is made subject to existing easements of record and/or defects in title which a physical inspection or proper survey would disclose.

To have and to hold the said above described property unto the said Board, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and unto its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 96 day of January, 1973.

19730130000004240 1/4 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1973 12:00:00 AM FILED/CERT

Hugh Linder (SEAL)
Hugh Linder

Eleanor Linder (SEAL)
Eleanor Linder

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THE STATE OF ALABAMA)
SHELBY COUNTY)

19730130000004240 2/4 \$.00
Shelby Cnty Judge of Probate, AL
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I, *Leah Mae Gaede*, a Notary Public in and
for said County, in said State, hereby certify that Hugh Linder and wife,
Eleanor Linder, whose names 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 this conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand and seal, this 26 day of January, 1973.

Leah Mae Gaede
Notary Public
My Commission Expires November 15, 1974

EXHIBIT "A"



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Shelby Cnty Judge of Probate, AL
01/30/1973 12:00:00 AM FILED/CERT

I.

A parcel of land in the southwest quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said parcel of land being located within the property of Dr. Hugh Linder and being part of the same property described in Deed Book 234 at Pages 17, 18, 19, 20 and 21 in the Office of the Judge of Probate of Shelby County, Alabama, the boundary lines of said parcel being more particularly described as follows:

Beginning at a point, said point being the southwest corner of the southwest quarter of the southwest quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said point being marked with a capped iron pin; thence from said point measuring in a northerly direction along the west line of said quarter-quarter section a distance of nine hundred and eleven and thirty-seven hundredths (911.37) feet to a point, said point also being the west boundary line of said quarter-quarter section, said point also being the true point of beginning of the boundary lines of the parcel of land to be described herein; thence turning 90 degrees to the right and measuring in an easterly direction a distance of one hundred forty-three (143) feet to a point; thence turning 90 degrees to the left and measuring in a northerly direction parallel to and one hundred forty-three (143) feet east of the west boundary line of said quarter-quarter a distance of two hundred (200) feet to a point; thence turning 90 degrees to the left and measuring in a westerly direction a distance of one hundred forty-three (143) feet to a point, said point being the west boundary line of said quarter-quarter; thence measuring in a westerly direction at right angles to the west boundary line of the said quarter-quarter a distance of fifteen (15) feet to a point, said point being in the southeast quarter of the southeast quarter of Section 3, Township 21 South, Range 3 West in Shelby County, Alabama, said point also being on the east boundary line of a ten (10) foot easement for a C.I. force main across the property of Dr. Hugh Linder, said west boundary of said easement for a C.I. force main

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being contiguous with the east boundary of a thirty (30) foot easement for an 8" steel gas line, owned by Plantation Pipe Line Company as recorded in Deed Book 234 at Pages 17, 18, 19, 20 and 21 in the Office of the Judge of Probate, Shelby County, Alabama; thence turning 89 degrees 23 minutes to the left and measuring in a southerly direction along said east boundary of said ten (10) foot easement for an 8" C.I. force main a distance of two hundred (200) feet to a point; said point being on the east boundary line of said ten (10) foot easement for a C.I. force main; thence turning 90 degrees 37 minutes to the left and measuring in a westerly direction a distance of seventeen (17) feet, more or less, to the point of beginning.

The area of the parcel of land described herein is 0.7300 acre, more or less.

II.

An easement and right of way for ingress to and egress from the parcel of land described in part I of this Exhibit "A" twenty feet wide and extending from the paved public road known as 7th Avenue S.W. in a southerly direction to the aforereferenced parcel of land, adjacent to and along the east side of the water main easement which was conveyed to the Alabaster Water and Gas Board, a corporation, by Hugh Linder and wife, Eleanor Linder, by instrument dated October 25, 1972; PROVIDED, HOWEVER, that this private access easement and right of way shall terminate, and the rights granted hereby shall become null and void, when and in the event that a public road, street or alley providing access to the parcel of land described in Part I of this Exhibit "A" is constructed.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JAN 30 AM 10:24
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad J. M. B. B. B.
JUDGE OF PROBATE

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