

CORRECTED

STATE OF ALABAMA

2604

SHELBY COUNTY



19731220000068710 1/5 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned owners (hereinafter sometimes called Grantors), for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, to them in hand paid by The Five T's, Inc., a corporation, (hereinafter sometimes called Grantee), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto Grantee that part of the lands hereinafter described which would be covered with waters of a lake to be constructed to a datum plane of 425 feet above mean sea level as established by the United States Coast and Geodetic Survey, as photo-revised in 1970 and, for the same consideration, Grantors hereby grant, bargain, sell and convey unto Grantee the right to flood, cover or surround with water from time to time that portion of the lands hereinafter described which lie above such datum plane and which would be flooded, covered with or surrounded by such waters should such lake be raised and backed up to that certain datum plane of 430 feet above such mean sea level, together with rights of ingress and egress over and across that part of the lands hereinafter described which lies above such datum plane first above described. Such lands are located in Shelby County, Alabama, and are described on the attached sheet marked Exhibit "A", which is hereby made a part hereof.

WHEREAS, Grantee contemplates the construction of a dam downstream from said lands which said dam and the pools of water created thereby are likely to cause the lands herein described or a portion thereof to be flooded or covered with water at intervals or continuously and may result in other consequential or incidental damages;

NOW, THEREFORE, for the consideration recited above, Grantors further grant, bargain, sell and convey unto Grantee the right to construct, maintain and operate such dam and the consideration paid pursuant to the terms of this instrument includes and is accepted in full compensation for all consequences

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arising therefrom, to Grantors, their heirs and assigns, and to their remaining and adjoining lands provided, however, this clause shall not be deemed to grant unto Grantee the right to flood any of such lands which lie above said datum plane of 430 feet above such mean sea level other than as a result of wave action.

TO HAVE AND TO HOLD to The Five T's, Inc., its successors and assigns forever.

And Grantors covenant with Grantee, its successors and assigns, that Grantors are lawfully seized in fee of the lands hereinabove described; that such lands are free from all encumbrances except the lien for ad valorem taxes due October 1, 1972 that Grantors have a good right to sell and convey the lands, rights, interests and easements granted to Grantee, its successors and assigns, and that Grantors and their successors and assigns will warrant and defend such lands, rights, interests and easements to Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

While it is the intent of Grantors to convey unto Grantee by this instrument the lands, rights, interests and easements hereinabove described, it is understood between Grantors and Grantee that Grantee does not desire exclusive possession of the lands herein conveyed. That Grantors shall have the right to use said lake, once same is created, but subject to the terms and conditions of By-Laws, Covenants, Restrictions and Limitations as to the use of same, as said By-Laws, Covenants, Restrictions and Limitations are amended from time to time. A copy of said By-Laws, Covenants, Restrictions and Limitations are recorded in the Probate Office of Shelby County, Alabama, IN MAP BOOK 5, PAGE 77 in Deed Book 2, Page 298 AND DEED BOOK 269, PAGE 470 Grantee may enter upon such lands and make topographical and geological surveys and examinations thereof and conduct clearing operations thereon without liability for damages in so doing.

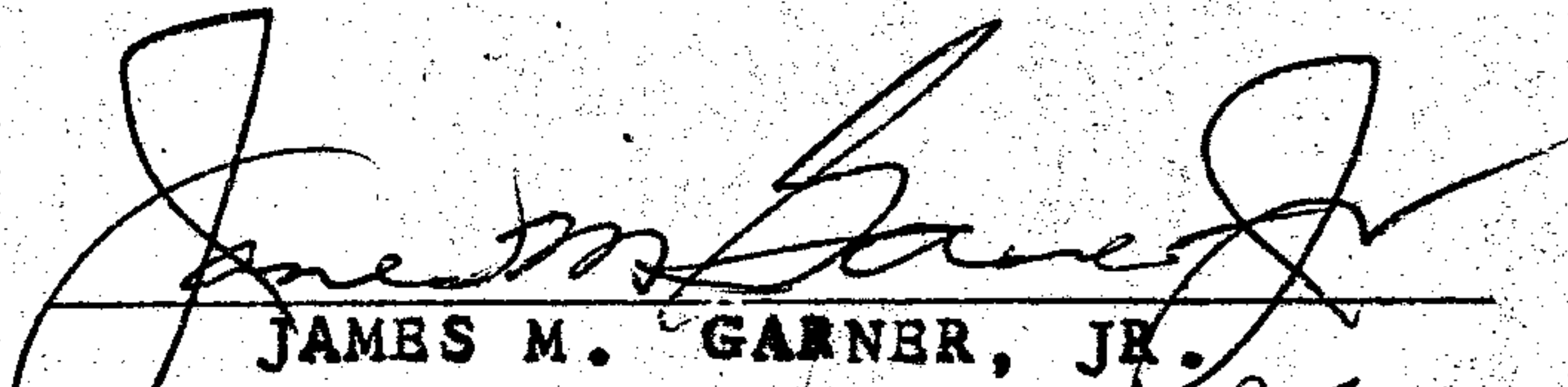
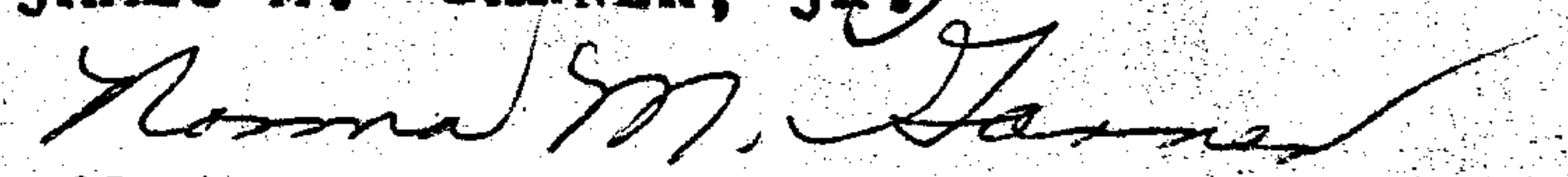
Reference to Grantors shall include Grantors' heirs, executors, administrators and assigns, and reference to Grantee shall include its successors and assigns.



19731220000068710 2/5 \$.00
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IN WITNESS WHEREOF, we have hereunto set our hands and seals this
the 28th day of September, 1972.

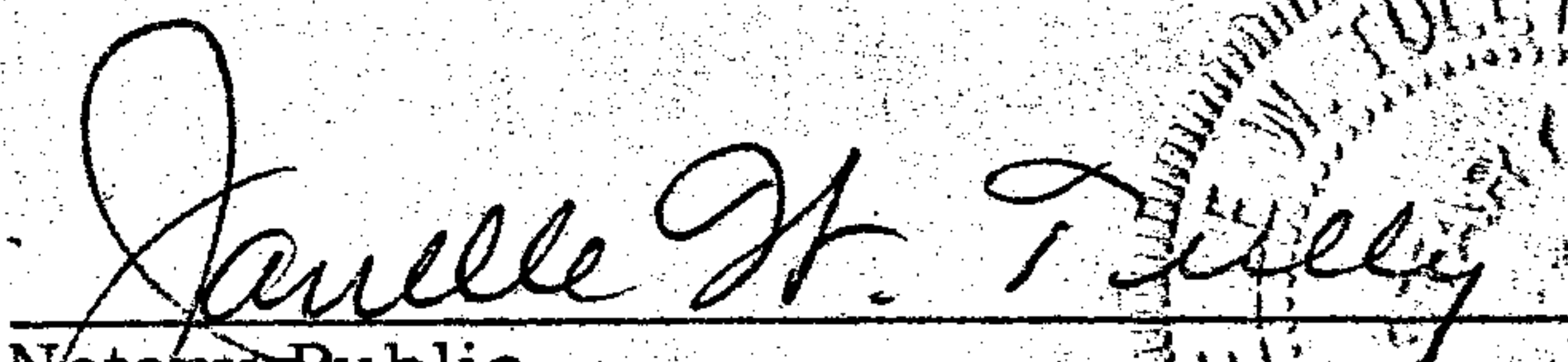

JAMES M. GARNER, JR.

NORMA M. GARNER

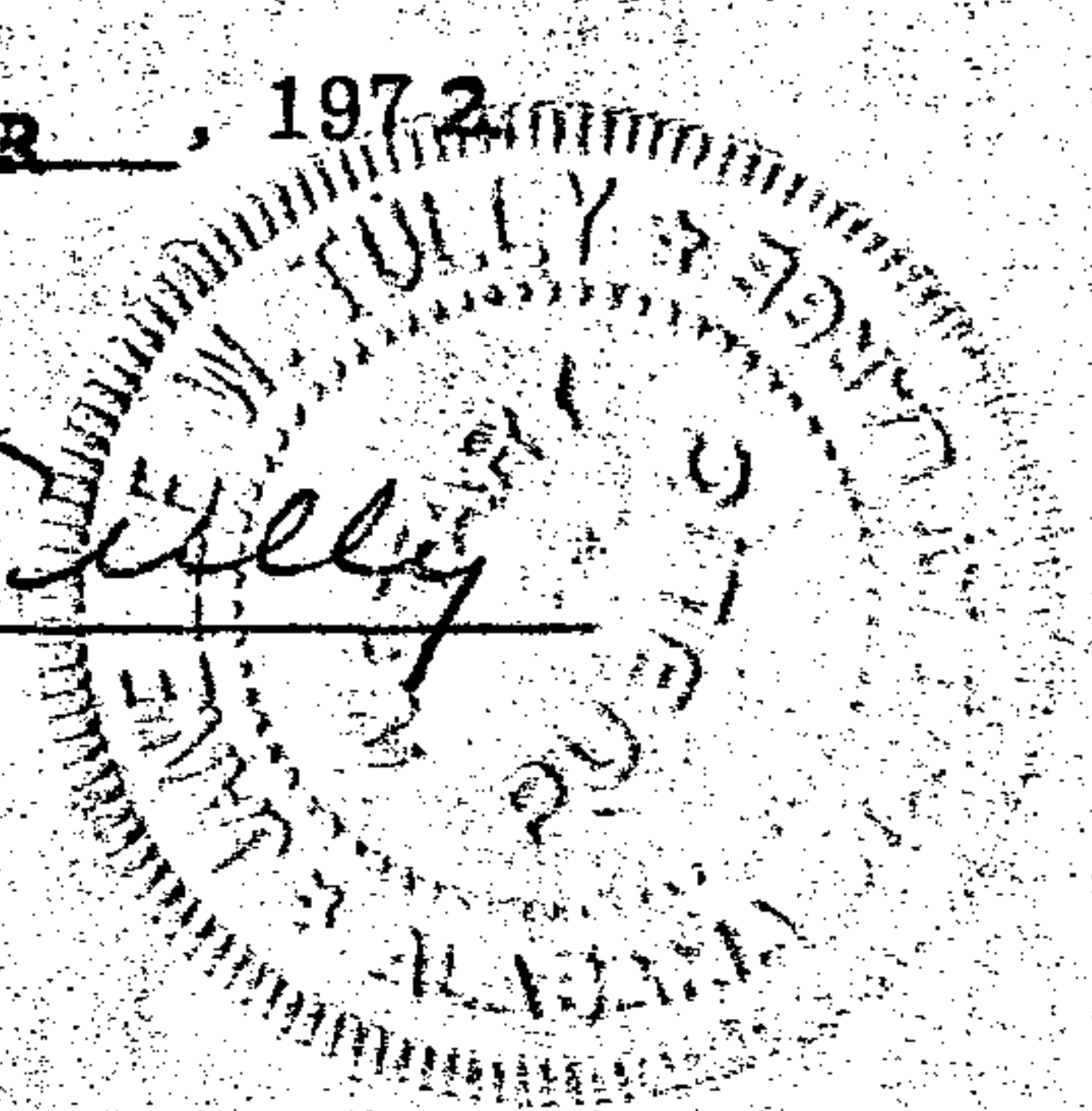
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said
state, hereby certify that JAMES M. GARNER, JR. AND NORMA M. GARNER
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 the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of SEPTEMBER, 1972.


Notary Public



19731220000068710 3/5 \$.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

THE FOLLOWING IS A DESCRIPTION OF LAND, LOCATED IN SHELBY COUNTY,
ALABAMA in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the _____ of
_____ of SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST. AND
IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST.
See Exhibit AA for detailed description.



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LOT 1 ~~BLOCK~~ RANCHETTES SECTOR according to a survey of
Indian Valley Subdivision, as recorded in Map Book 5, Page 77,
in the office of the Probate Judge, Shelby County, Alabama.

The land described above is that part described which lies below
datum plane of 425 feet above mean sea level in the foregoing
agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 28th day of September, 1972.

Signed:

This 28th day of September 1972

JAMES M. GARNER, JR.

NORMA M. GARNER



Server

PHONE 879-2488

Coulter & Gay ENGINEERING COMPANY, INC.

P. O. Box 8062 • 121 VALLEY AVENUE, WEST
BIRMINGHAM, ALABAMA 35209

MR. A. C. COULTER, JR. - PRESIDENT

MR. JIMMY A. GAY - VICE PRESIDENT

EXHIBIT AA

December 13, 1973

Re: Indian Valley Ranchettes

DESCRIPTION of Parcel of land lying below elevation 425 and situated in Lot 1 according to the survey of Indian Valley Ranchettes as recorded in Map Book 5, Page 77 in the office of Judge of Probate, Shelby County, Alabama being more particularly described as follows: Begin at the Southwest corner of said Lot 1; thence run in a Northerly direction along the West line of said Lot 1 a distance of 46.0 feet; thence turn an angle to the right of 41 degrees 00 minutes and run in a Northeasterly direction a distance of 128.0 feet; thence run in a Southeasterly direction a distance of 146 feet to its intersection with the South line of said Lot 1; thence run in a Westerly direction along the South line of said Lot 1 a distance of 123.0 feet to the point of beginning.

ALSO

A parcel of land situated below elevation 430 being situated in Lot 1 according to the survey of Indian Valley Ranchettes as recorded in Map Book 5, Page 77 in the office of Judge of Probate, Shelby County, Alabama; Begin at the Southwest corner of said Lot 1; thence run in a Northerly direction along the West line of said Lot 1 a distance of 66.0 feet; thence turn an angle to the right of 33 degrees 00 minutes and run in a North-easterly direction a distance of 127. feet more or less to its intersection with the North line of said Lot 1; thence run in an Easterly direction along the North line of said Lot 1 a distance of 40.0 feet; thence run in a Southeasterly direction a distance of 184. feet more or less to its inter-section with the South line of said Lot 1; thence run in a Westerly direction along the South line of said Lot 1 a distance of 157.0 feet to the point of beginning.



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 DEC 20 AM 9:49
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brundage
JUDGE OF PROBATE

CONSULTING ENGINEERS

CIVIL ENGINEERS

SURVEYORS

272, PAGE 187
BOOK