

STATE OF ALABAMA

SHELBY COUNTY



19760122000004240 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1976 12:00:00AM FILED/CERT

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KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Gulf States Paper Corporation, a corporation, for and in consideration of the sum of Twelve Hundred and Fifty (\$1,250.00) Dollars, in hand paid by Robert L. Robinson and wife, Phoebe D. Robinson, and Frank Murray Dixon, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto Robert L. Robinson and wife, Phoebe D. Robinson, and Frank Murray Dixon, their heirs and assigns, an easement for a right of way for a road and utilities over and across its said lands in Shelby County, Alabama, which right of way shall be 30 feet in width across its lands; said right of way herein conveyed being more particularly described as follows:

A roadway easement 30 feet in width, 15 feet on each side of a center line described as follows: To locate the point of beginning, commence at the NE corner of Section 35, Township 21 South, Range 1 East in Shelby County, Alabama, thence South 89 degrees 30' West along the North line of said Section 35, a distance of 66.0 feet to a point which point is the Point of Beginning thence with a deflection angle of 123 degrees to the left a distance of 303.3 feet, thence with a right deflection angle of 25° 43' a distance of 292.8 feet; thence with a right deflection angle of 15° 21' a distance of 185.7 feet; thence with a right deflection angle of 23° 23' a distance of 105.9 feet; thence with a right deflection angle of 41° 09' a distance of 300.8 feet; thence with a left deflection angle of 26° 47' a distance of 112.9 feet; thence with a right deflection angle of 13° 30' a distance of 141.6 feet; thence with a left deflection angle of 38° 05' a distance of 66.2 feet; thence with a left deflection angle of 34° 07' a distance of 201.7 feet; thence with a right deflection angle of 25° 20' a distance of

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221.2 feet; thence with a left deflection angle of $22^{\circ} 31'$ a distance of 218.9 feet; thence with a left deflection angle of $35^{\circ} 54'$ a distance of 249.0 feet; thence with a right deflection angle of $7^{\circ} 05'$ a distance of 130.5 feet; thence with a left deflection angle of $24^{\circ} 30'$ a distance of 221.4 feet; thence with a deflection angle of $17^{\circ} 13'$ a distance of 78.2 feet; thence with a right deflection angle of $18^{\circ} 46'$ a distance of 211.3 feet; thence with a right deflection angle of $10^{\circ} 34'$ a distance of 179.2 feet; thence with a left deflection angle of $16^{\circ} 55'$ a distance of 125.5 feet; thence with a left angle of $19^{\circ} 52'$ a distance of 158.5 feet; thence with right deflection angle of $24^{\circ} 04'$ a distance of 77.5 feet to the right of way line of Shelby County Highway #28 (Ferry Road).

It is understood and agreed by the Grantor and Grantees that the Grantor, its agents or permittees will have full rights of use of said right of way and road as an access road to any lands owned by said Corporation in Sections 26, 35, 36 Township 21 South, Range 1 East, Shelby County, Alabama, and to use road for all of its business purposes. Grantee recognizes that some of these activities may at times cause the road to become rutted and difficult to travel. However, Grantor will be reasonable in such use and will repair roads to a usable condition when such roads are rutted by it or its agents or permittees as soon as equipment is available and weather conditions will allow.

It is further understood and agreed that in the event said right-of-way is abandoned by the Grantees, their heirs and assigns, then said right-of-way will revert to the Grantor, its successors and assigns.

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Should Grantors have need to cross Grantee's land in Section 26, Township 21 South, Range 1 East, Grantee agrees to grant a right-of-way easement to Grantor at a price as shall be determined by mutual agreement of Grantor and Grantee or in the event a mutual price cannot be agreed upon then a price is to be determined by a certified M.A.I. appraiser. Said right-of-way to be 30 feet in width and conditions as provided in paragraph 2 contained herein. Location of such right-of-way to be agreed upon by the parties at the time of Grantor's request.

To have and to hold said easements hereby granted each unto the other as appurtenant to said lands of the parties and every part thereof.

In witness whereof, said parties hereto have set their hands and seals this 7th day of DECEMBER, 1975.

Witness
Attest:

Beatrice C. Watson

GULF STATES PAPER CORPORATION

By [Signature]

As Its Executive Vice President

Witness:

[Signature]

[Signature]

Gerry W. Ezell

[Signature]
Robert L. Robinson

[Signature]
(Wife) Phoebe D. Robinson

[Signature]
Frank Murray Dixon

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 22 PM 3:03
Jude J. 1.50
JUDGE OF PROBATE

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