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600 North 18th Street
Birmingham, Alabama 35203

2390

STATE OF ALABAMA,)

COUNTY OF SHELBY.)

KNOW ALL MEN BY THESE PRESENTS, That INVERNESS ASSOCIATES, an Alabama general partnership, composed of the following: FLETCHER PROPERTIES OF ALABAMA, INC., REFCO-INVERNESS, INC. AND 2154 TRADING CORPORATION (hereinafter called the GRANTORS), for and in consideration of the sum of Seventy-Five Hundred and No/100 ----- Dollars (\$7,500.00) to us, in hand paid by ALABAMA POWER COMPANY, a corporation, the receipt whereof is hereby acknowledged, subject to the conditions and limitations herein provided, have granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY (hereinafter called the COMPANY), its successors and assigns, the following described real estate, situated in the County of Shelby and State of Alabama, and described as follows:

A parcel of land situated in the southeast quarter of northwest quarter (SE 1/4 of NW 1/4) of Section 1, Township 19 south, Range 2 west, Shelby County, Alabama, described as follows:

Commence at the northeast corner of Section 1, Township 19 south, Range 2 west, and run north 89 degrees 50 minutes west for a distance of 2264.5 feet to a point; thence turn an angle to the left of 62 degrees 04 minutes and run in a southwesterly direction for a distance of 927.7 feet to a point; thence turn an angle of 14 degrees 27 minutes to the left and run in a southerly direction for a distance of 756.7 feet to the point of beginning. From such point of beginning turn an angle to the left of 81 degrees 51 minutes and run south 67 degrees 50 minutes east for a distance of 200.84 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run for a distance of 210.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run for a distance of 213.16 feet



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to a point on the southeasterly right of way line of Valley Dale Road, said point being on the arc of a curve whose central angle is 05 degrees 30 minutes and 20 seconds, having a radius of 2188.59 feet; a tangent of 105.23 feet; and a chord of 210.22; thence turn an angle to the right and run in a northeasterly direction along the arc of said curve for a distance of 210.30 feet to a point; thence turn an angle to the right and run south 67 degrees 50 minutes east for a distance of 4.10 feet to the point beginning. Containing one acre.

TO HAVE AND TO HOLD to the said COMPANY, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever, subject to the conditions and limitations herein provided.

The COMPANY agrees that the above described property purchased from INVERNESS ASSOCIATES will be used only for the purpose of constructing, operating and maintaining an electric substation for so long as the COMPANY owns the property. Only materials and equipment necessary for the operation and maintenance of the substation will be stored on the property. This Agreement does not prohibit any changes, additions, or deletions to the electric substation by the COMPANY. If the COMPANY ceases to have need for the above described property, INVERNESS ASSOCIATES will be given first opportunity to repurchase the site.

Reference to the said COMPANY and INVERNESS ASSOCIATES shall include the successors and assigns of each.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of September,



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in the year of our Lord One Thousand Nine Hundred Seventy-five.

INVERNESS ASSOCIATES,
an Alabama General Partnership

ATTEST:

By FLETCHER PROPERTIES OF ALABAMA, INC.

Asst. Secretary H. B. Wilson

By P. H. Vilder, Jr.
Its President

ATTEST:

REFCO-INVERNESS, INC.

Secretary Frank J. Manning

By Frank J. Manning
Its Vice President

ATTEST:

2154 TRADING CORPORATION

Asst. Secretary James H. May

By E. E. Dwyer
Its Vice President

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STATE OF ALABAMA,)
COUNTY OF SHELBY.)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. H. Fielder, Jr., whose name as Vice President of Fletcher Properties of Alabama, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 2nd day of September, 1975.

Susanna J. Harrison
Notary Public

My Commission Expires October 2, 1978

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank J. Collins, whose name as Vice President of Refco-Inverness, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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 Partner of said Inverness Associates.

Given under my hand and official seal, this the 3rd day of September, 1975.

Carolyn C. Wilkins
Notary Public

My Commission Expires February 13, 1978

STATE OF GEORGIA)
COUNTY OF DEKALB)

I, Linda S. Faria, a Notary Public in and for said County, in said State, hereby certify that C. C. Sayres, whose name as Vice President of 2154 Trading Corporation, a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, 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, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 27th day of August, 1975.

Linda S. Faria
Notary Public

Notary Public, Georgia State at Large

My Commission Expires May 30, 1977

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