



19781229000171700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1978 12:00:00AM FILED/CERT

This Instrument Prepared By
B. W. Horn, Attorney
3300 - 1st Avenue, North
Birmingham, Alabama 35202

STATE OF ALABAMA)
)
SHELBY COUNTY)

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INDENTURE between UNITED STATES PIPE AND FOUNDRY COMPANY, a corporation,
of the first part, herein referred to as the "Grantor", and Mr. Milford Lee, of
the second part, herein referred to as the "Grantee":

W I T N E S S E T H :

In consideration of the sum of Fourteen Hundred Eighty-Five and no/100
(\$1485.00) Dollars, in hand paid to the Grantor by the Grantee, the receipt of which
is hereby acknowledged, the Grantor does hereby grant to the Grantee, but without
warranty, express or implied or otherwise, the right, privilege and easement of
constructing and maintaining a road along, over and across a strip of land hereinafter
described, located in Shelby County, Alabama, as follows, to-wit:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 35,
Township 21 South, Range 2 West; thence Eastwardly along the North
line of said 1/4-1/4 for a distance of 197.22 feet to the point of
beginning of a strip of land 60 feet in width, lying 30 feet on each
side of the following described line: thence turn left an angle of
98°59'26" for a distance of 307.81 feet; thence turn left an angle
20°38'36" for a distance of 126.11 feet; thence turn left an angle
of 32°27'30" for a distance of 232.32 feet; thence turn right an angle
of 13°13'48" for a distance of 163.03 feet; thence turn left an angle
of 31°13'30" for a distance of 71.05 feet; thence turn right an angle
of 48°14'30" to the southern most line of Shelby County Highway #70
a distance of 82.0 feet more or less. Extending and shortening the ends
of side line so as to terminate at the property lines of the grantors.

TO HAVE AND TO HOLD the aforegranted right, privilege and easement unto
the Grantee, his heirs and assigns, subject, however, to the following conditions
which are assented to by the Grantee, as is evidenced by his acceptance hereof:

1. There is excepted from the foregoing grant and reserved unto
the Grantor the right to construct, operate and maintain over,
under and across the said strip of land such private and public
roads, highways, railroads, tramroads, pipe lines, sewers,
electric transmission lines, telephone lines and other facilities
and use as the Grantor may from time to time deem proper, and
such other rights and privileges as may be reasonably necessary
for the full and complete enjoyment of the above lands of which
this easement is a part, provided, however, that the exercise
of any right or privileges shall not materially interfere with
the construction, maintenance and use on and over the said strip
of land of the right, privilege and easement herein granted.
2. The rights herein granted shall not in any way be construed
to be superior to, but are subject to rights-of-way for public
roads, telephone, telegraph and electric transmission lines and
other existing easements.
3. The Grantor, its successors and assigns, shall have the free
and unrestricted right to use any road constructed on, over and
across said strip of land.

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m. Pae Jr.
Inspector of Prob. Court

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If said strip of land is used for any other purpose than as a road, or in the event the Grantee shall cease to use said strip of land as a road for a continuous period of twelve (12) months, unless such non user is for the purpose of reconstructing or repairing the road on said strip of land, then and in either event the title thereto shall revert to and be vested in the Grantor, its successors or assigns.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers this 20th day of December, 1978.

UNITED STATES PIPE AND FOUNDRY COMPANY

By

[Signature]

Its Vice-President

(SEAL)

ATTEST:

[Signature]

Its Secretary
Assistant



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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Geraldine B. Guffin, a Notary Public in and for said County in said State, hereby certify that S. Surak, whose name as Vice-President of UNITED STATES PIPE AND FOUNDRY COMPANY, a corporation, 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.

Given under my hand and official seal, this the 20th day of December, 1978.

(SEAL)

NOTARY
PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

29 AM 9:03

[Signature]
NOTARY PUBLIC

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[Signature]
Notary Public

My Commission Expires July 29, 1982