

THIS DEED, made this 18th day of March, 1986, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; ALABAMA GAS CORPORATION, an Alabama corporation, hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee, under the First and Refunding Mortgage dated August 1, 1921, made by the former Louisville and Nashville Railroad Company, to which the Seaboard System Railroad, Inc., is successor by merger, hereinafter called "Trustee".

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of THIRTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS (\$13,250.00), cash in hand paid, the receipt of which is hereby acknowledged, does hereby release, remise and forever quitclaim to the Grantee, all its right, title and interest in and to a strip of land eighty (80) feet wide, lying forty (40) feet on each side of and parallel to the centerline of the main track of the Columbiana Branch (now removed) being located in the County of Shelby, State of Alabama, the centerline of said main track (now removed) being more particularly described as follows:

Beginning at the point of intersection of the centerline of said main track (now removed) and the east and west half section line of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being one hundred forty (140) feet, more or less, measured eastwardly along said half section line from the center of said Section 1; thence northwardly along said centerline of main track (now removed), a distance of fourteen thousand four hundred (14,400) feet, more or less, to a point in the east line of an easement granted by the Louisville and Nashville Railroad Company to the State of Alabama Highway Department by instrument dated October 25, 1965, recorded in Deed Book 238, Page 878, in the Office of the Judge of Probate, Shelby County, Alabama, the point of termination of this conveyance, containing 26.45 acres, being located in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, and E $\frac{1}{2}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 36, NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35; SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25; E $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 26 and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21 North, Range 1 West, Shelby County, Alabama, and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 24, Page 15, and name of the surviving company changed to Seaboard System Railroad, Inc. by virtue of name change effective December 29, 1982, recorded in Book 24, Page 18, all in the Judge of Probate's Office, Shelby County, Alabama.

There is excepted from this conveyance that parcel of land conveyed by the Louisville and Nashville Railroad Company to Standard Oil of Kentucky by deed dated October 12, 1964.

TO HAVE AND TO HOLD all the estate, right, title, lien, interest and claim whatsoever of Grantor, either in law or equity, together with all and singular the appurtenances thereto belonging or in anywise appertaining, to the proper use, benefit and behoof of Grantee forever.

This instrument was prepared by

William C. Basney

Attorney

500 Water Street, Jacksonville, Fla.

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The Grantee acknowledges that the herein conveyance is made at its solicitation, and was not in any way initiated by the Grantor. The Grantor does not represent or warrant to the Grantee that it owns said land or has any specific title or interest in said land, and the Grantee hereby releases the Grantor, its officers and agents from any claim or demand resulting from this conveyance, or from any failure of or defect in the Grantee's title to said land conveyed by this deed.

The recitals of fact made hereinabove are to be taken only as recitals made by Grantor and not by Trustee.

The property hereinabove conveyed is subject to the lien of the First and Refunding Mortgage made by the former Louisville and Nashville Railroad Company, dated as of August 1, 1921, as supplemented and modified, under which mortgage United States Trust Company of New York is Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Ten thereof.

IN WITNESS WHEREOF, the Grantor and Trustee have hereunto subscribed their names, this the day and year first above written.

Signed, sealed and delivered
in the presence of:

Betty D. Jones
Paul W. Hoffman

SEABOARD SYSTEM RAILROAD, INC.

By H. L. Snyder
Vice President
Attest: D. K. Taylor
Assistant Secretary

Signed, sealed and delivered
in the presence of:

Paul Lund
Kenneth Lucendola

UNITED STATES TRUST COMPANY OF NEW YORK,
as Corporate Trustee as aforesaid

By [Signature]
Vice President
Attest: Kenneth Lucendola
Assistant Secretary

STATE OF FLORIDA
DUVAL COUNTY

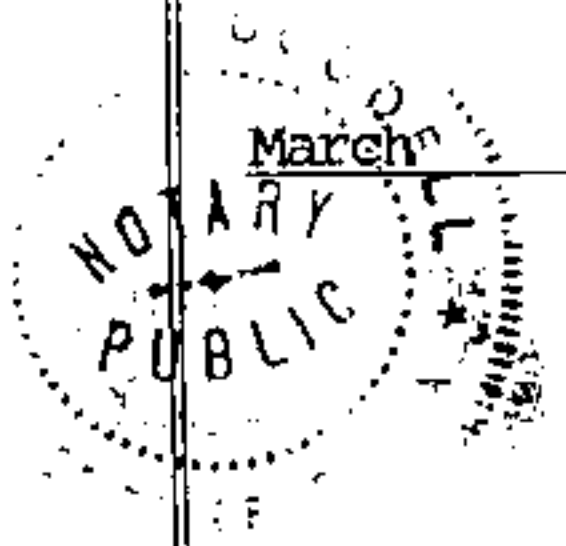
I, Angelia C. Goodell, a Notary Public in and for said County in said State, hereby certify that H. L. Snyder and D. K. Taylor, whose names as Vice President and Assistant Secretary, respectively, of the Seaboard System Railroad, Inc., a Virginia corporation, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

My commission expires NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 15, 1987
Bonded Thru Patterson-Recht Agency

Given under my hand and seal of office, this 18th day of March, 19 86.

Angelia C. Goodell
Notary Public, Duval County, Florida

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STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, John Guigliano, a Notary Public of the State and County aforesaid, JAMES E. Logan and KEVIN O'BRIEN with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Assistant Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such Assistant Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by JAMES E. LOGAN, as its Assistant Vice President and attesting the same by KEVIN O'BRIEN, as its Assistant Secretary, and affixing the corporate seal thereto.

Witness my hand and seal at office in New York, this 19th day of MARCH, 1986.

My commission expires _____

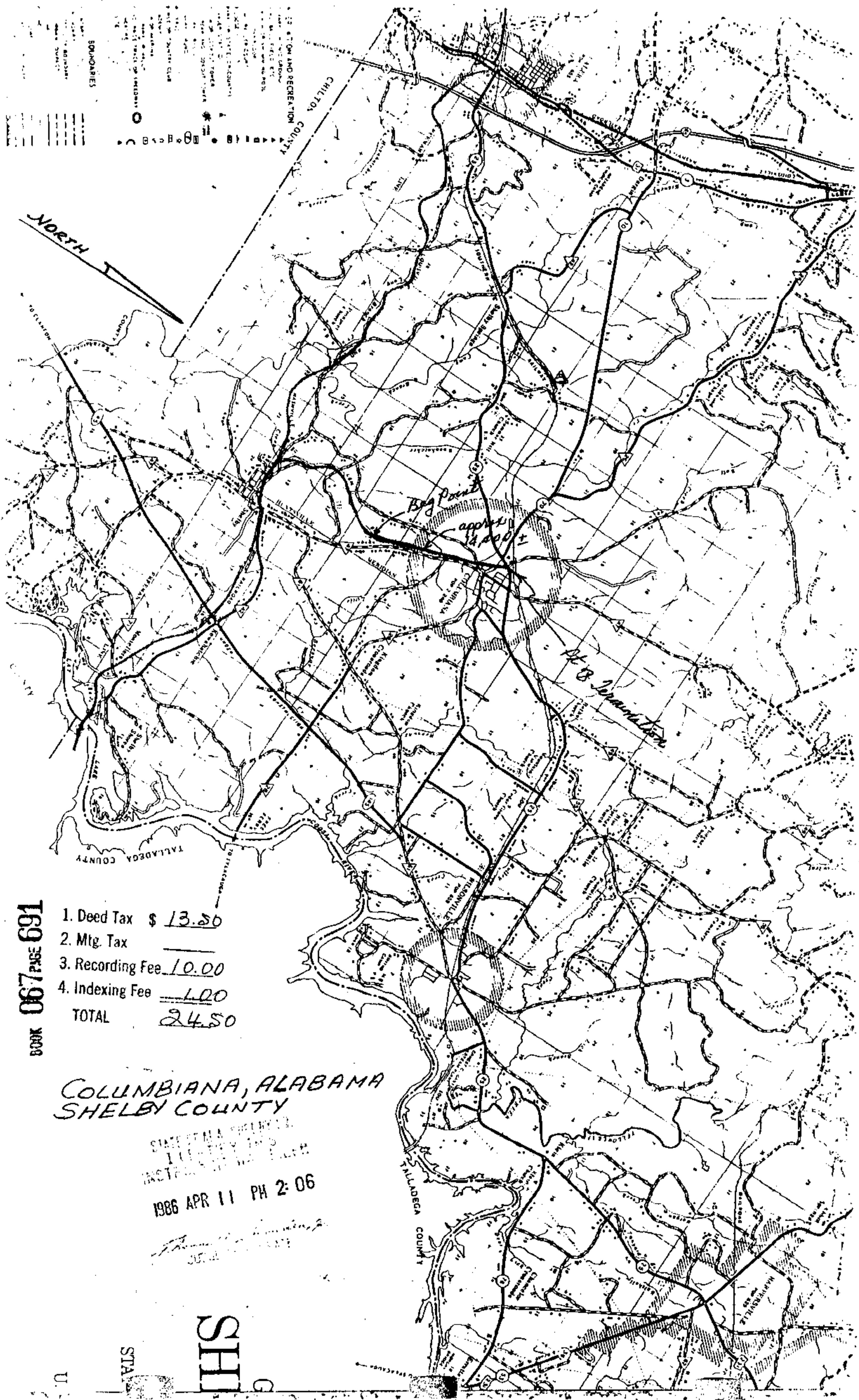
John Guigliano
Notary Public

(Notarial Seal)

JOHN M. GUILIANO
Notary Public, State of New York
No. [REDACTED]
Qualified in Suffolk County
Commission Expires March 30, 1986

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BOUNDARIES

STATION AND RECREATION

NORTH

Bag Point

approx 14,000 ±

St. B. Swanton

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- 1. Deed Tax \$ 13.50
- 2. Mtg. Tax
- 3. Recording Fee 10.00
- 4. Indexing Fee 1.00
- TOTAL 24.50

COLUMBIANA, ALABAMA
SHELBY COUNTY

STATE OF ALABAMA
COUNTY OF SHELBY

1986 APR 11 PH 2:06

[Signature]
JERRY L. [unclear]

SHI

STATE