

CORPORATION FORM WARRANTY DEED

6,625

This instrument was prepared by
Steven R. Sears, attorney,
11 South Main Street, BX 4
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Alabama Gas Corporation
2101 Sixth Ave N
Birmingham, AL 35203

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of four hundred forty-six thousand dollars (\$446,000.00), of which six thousand, six hundred and twenty five dollars (\$6,625.00) is allocable to the realty conveyed in fee herewith, to the undersigned grantor, The City of Montevallo, a corporation, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, The City of Montevallo, of 53 South Main, Montevallo, AL 35115 does grant, bargain, sell, and convey unto Alabama Gas Corporation, an Alabama Corporation, of 2101 Sixth Ave N, Birmingham, AL 35203, the following described property situated in Shelby County, Alabama, to-wit:

1) the entire gas distribution system presently owned by the Grantor to distribute gas in and about the City of Montevallo, excepting cash on hand and deposits in the hands of the grantor, accounts receivable, notes receivable, accounts payable, and notes payable. Grantee does not assume any of grantor's obligations pursuant to existing extension agreements requiring construction advances or deposits. Included within "the entire gas distribution system" are:

2) the grantor's rights under that certain agreement executed by the Southern Natural Gas Company on September 13, 1967, and as amended thereafter, providing for the sale of natural gas to the City of Montevallo and for the use by the grantor of an odorizing station located adjacent to the Southern Natural Gas Company's transfer point on the north margin of Alabama Highway 25 near Blue Circle Lime between Montevallo and Calera.

3) all the pipes, valves, meters, and equipment belonging to grantor and used in the distribution of gas, whether attached to realty or not.

4) that certain gas regulating station, including pipes, valves, and a surrounding chain link fence topped with three strands of barbed wire, six and a half feet tall, forming a rectangle ten feet on a side oriented east to west, and eleven feet on a side oriented north to south, twenty feet from the pavement of Oak Street and thirty feet from the pavement of Ashville Road (Ala Hwy 119) located within Lot 1, Block P of Lyman's addition to the Town of Montevallo according to a map recorded at Map Book 3, page 27 in the Probate Office of Shelby County, Alabama, and further described as being on the SW corner of Ashville Road and Oak Street, in §21, Twp 22S, R3W, in the City of Montevallo, Shelby County, Alabama.

5) all that land located within the fence described in ¶4 above and a one foot strip around the outside of it in fee simple, and a nonexclusive right of way for ingress and egress over said Lot 1, Block P, Lyman's addition, so as to obtain access to the gas regulating station mentioned in ¶4 above.

6) that certain gas regulating station, including pipes, valves, a brick building, and a surrounding fence located on the lot described in ¶7, below

7) a parcel of land, and all the improvements and equipment thereon, located in the City of Montevallo, Shelby County, Alabama, further described as: Begin 214.47 feet W of the intersection of the W right of way of Wilson Drive and the S right of way of Alabama Highway 25 (sometimes called Coosa Street); thence proceed SE 49.5 feet; thence SW 40.35 feet; thence NW 49.5 feet; thence NE 40 feet to the point of beginning. Situated in §3, Twp 24N, R12E, and also known as tax parcel ID#58-36-2-3-2-3-16.

8) All easements and rights of way, whether recorded, written, oral, or prescriptive, owned by the City of Montevallo Gas System, provided that the use of such easements shall be subject to existing rights of way and easements for public roads and other utilities of the City of Montevallo.

Ala. Gas Corp.
2101 - 6th Ave. N.
Bham. 35282

BOOK 110 PAGE 315

9) A nonexclusive right to use all easements and rights of way, whether recorded, written, oral, or prescriptive, owned by the City of Montevallo, and not presently dedicated to the Gas System, provided that the use of such easements shall be subject to existing rights of way and easements for public roads and other utilities of the City of Montevallo.

To have and to hold to the said grantee, its successors and assigns forever.

And The City of Montevallo, the said grantor, does for itself, its successors and assigns, covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons except those claiming under the aforesaid rights of way and easements.

In witness whereof, the said grantor, by Ralph W. Sears, its Mayor, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 15th day of December 1986.



 (Seal)
The City of Montevallo
by Ralph W. Sears, its Mayor

Attest:

Donald H. Hughes
City Administrator

State of Alabama)
County of Shelby)

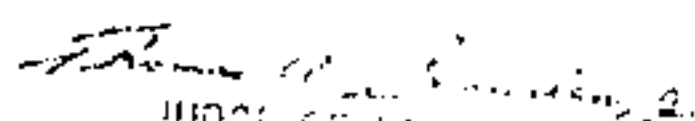
I, the undersigned notary public for the State of Alabama at Large, hereby certify that Ralph W. Sears, whose name as Mayor of The City of Montevallo, is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said City.

Given under my hand and official seal this 15 December 1986.


Notary public

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

1987 JAN 15 PM 12:16


JUDGE OF PROBATE

1. Deed Tax	\$ 446.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	452.00