

1376

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar (\$1.00) and other good and valuable considerations unto the undersigned Grantor Southlake Construction & Development, Inc.

....., a corporation (hereinafter at times referred to as the "Grantor"), in hand paid by ALABAMA GAS CORPORATION, an Alabama corporation, the receipt and sufficiency of which considerations are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Alabama Gas Corporation, its successors, assigns and lessees from the date hereof a right-of-way and easement for any one or more or all of the following purposes: Laying, constructing, erecting, setting, installing, renewing, repairing, inspecting, replacing, maintaining, operating, removing, changing the size of, modifying and relocating one or more of its pipe or pipelines, mains, conduits and appliances and appurtenances thereto over, under, upon and across a strip of land.....

[illegible]

ten (10) feet wide as shown on the attached drawing marked Exhibit "A" and made a part hereof and more particularly described as follows:

Commence at the Northeast corner of Lot #1, Southlake Townhomes, as recorded in the Shelby County Probate Office; thence continue in a Westerly direction parallel to the North property line of Lot #1 a distance of 208.80 feet; thence in a Southwesterly direction along the West property line of Lot #1 a distance of 15.0 feet more or less to the Right of Way of Lake Valley Drive, a dedicated street and the point of ending of said 10' easement.

The north and West lines of said 10' easement being also the North and West property lines of Lot #1.

All situated in SE $\frac{1}{4}$, Sec. 20, Tsp. 19, Range 2W, Shelby County, Hoover, Alabama.

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BOOK

Situated in Shelby County, Alabama.

Together with the right of ingress to and egress from said strip of land across adjacent lands of the Grantor and all the rights and privileges necessary or convenient for the full enjoyment and use of said right-of-way and easement for the purposes above designated.

TO HAVE AND TO HOLD the said right-of-way and easement perpetually unto the said ALABAMA GAS CORPORATION, its successors, assigns and lessees, provided, however, that the Grantor herein expressly reserves for itself and its successors and assigns the right to use and enjoy the premises above described in so far as such use and enjoyment by the Grantor, its successors and assigns shall not unreasonably interfere with the use of said easement and right-of-way by the said ALABAMA GAS CORPORATION, its successors, assigns and lessees under the grant herein set forth, and provided further that the Grantor and its successors and assigns will place no permanent structures upon the said right-of-way and easement. The Grantor expressly covenants that it is the owner in fee of the real property herein conveyed and has a good right to execute this agreement and to grant said easement and right-of-way.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed for and in its corporate name and behalf and its corporate seal hereunto to be affixed and attested all by its proper officials who are thereunto duly authorized, on this the 19th day of April, 1988.

[CORPORATE SEAL]

ATTEST:

By William D. Baker

Its

By

Its

GRANTOR

Lamar Eads
2005 Norman Cir
Biloxi, N.J. 08202

EASEMENT DEED

STATE OF ALABAMA

County of

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the day of

, 19 at

O'clock M., and was duly recorded

in Volume of Deeds at page

Judge of Probate

State of Alabama

County of

I, , a Notary Public in and for said County, in said State,

hereby certify that whose name as of

, 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 this day of , 19

NOTARY PUBLIC

My Commission Expires

[NOTARY SEAL]

259 308 081 800

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

88 APR 19 PM 3:12

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 900

SEBEL PROPERTY

VALLEYDALE ROAD

R.O.W.

LOT 1

LOT 2

LAKE VALLEY DRIVE

10' ALAGASCO EASEMENT

10' STORM SEWER EASEMENT

20'

10'

STORM SEWER EASEMENT

R.O.W.

EXHIBIT "A"

| | | |
|----------------------------------|--------------------------------|--------------------------------|
| ALABAMA GAS CORPORATION | LOCATION & MAIN DATA | AUTH. NO. <u>A-3458</u> |
| SCALE 1/8" = 1' DRAWN BY D. FDE. | PROPOSED 10' ALAGASCO EASEMENT | PLANT B' HAM DATE 4-14-88 |
| PROPOSED (COMPLETED) MAIN | FROM RIME COMPANIES | SKETCH OF <u>PROPOSED</u> WORK |
| EXISTING MAINS | | COMPLETED |

FORM 1-16 P