

This instrument was prepared by:

Michael G. Graffeo

Michael G. Graffeo Attorney & Counselor, P.C.

2001 Park Place North, Suite 845

Birmingham, Alabama 35203

Inst # 1997-01396

STATE OF ALABAMA      )  
SHELBY COUNTY      )

**CONVEYANCE OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Paul Cost, and wife, Lois W. Cost,

(herein referred to as "*grantor*", whether one or more), grant, bargain, sell and convey unto

The Alabaster Water & Gas Board,

(herein referred to as "*grantee*", whether one or more) a thirty foot (30') INGRESS/EGRESS and RIGHT-OF-WAY EASEMENT over and under the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SW CORNER OF THE SW  $\frac{1}{4}$  OF SECTION 14. TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE NORTH 5 DEGREES, 49 MINUTES, 26 SECONDS EAST A DISTANCE OF 908.30' (DEED); THENCE SOUTH 86 DEGREES, 22 MINUTES, 33 SECONDS EAST A DISTANCE OF 208.71' (DEED); THENCE NORTH 5 DEGREES, 49 MINUTES, 26 SECONDS EAST A DISTANCE OF 15.01' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 86 DEGREES, 22 MINUTES, 33 SECONDS EAST A DISTANCE OF 353.84'; THENCE NORTH 78 DEGREES, 59 MINUTES, 36 SECONDS EAST A DISTANCE OF 245.45' TO THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 119 AND THE END OF SAID EASEMENT.

TO HAVE AND TO HOLD Unto the grantee and the heirs and assigns of the grantee forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantee and the grantee's heirs and assigns that we lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

Inst # 1997-01396

01/14/1997-01396  
10:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Paul L Cost

PAUL COST

Lois W Cost

LOIS W. COST

STATE OF ALABAMA      )  
SHELBY COUNTY      )

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alabaster Water & Gas Board, whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of January, 19 97.

Glenda Nagy  
Notary Public

STATE OF ALABAMA      )  
SHELBY COUNTY      )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Cost and wife, Lois W. Cost, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of January, 19 97.

Glenda Nagy  
Notary Public

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- 2 -  
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