

UTILITY EASEMENTS - ALL UTILITIES

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

valuable considerations unto the undersigned Grantor Poe Properties, Inc. and Highpoint Development, Inc. hereby conveys

a corporation (hereinafter at times referred to as the "Grantor") its 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 appliances and appurtenances thereto over, under, upon and across a strip of land, to Alabama Gas Corporation:

(10) feet wide, for all utilities is described as follows

10' Easement - Non-exclusive

A 10' wide strip of land located in the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and lying easterly of and parallel to the easterly R O W. line of Shelby County Highway #17 (80' R O W), being more particularly described as follows

Commence at the NW corner of the SE 1/4 - SE 1/4 of said Section 21; thence N Odeg 32' 21" E a distance of 114.95' to a point lying on the easterly R.O.W. line of said Shelby County Highway #17 and the POINT OF BEGINNING herein described 10' easement; said point also lying on a curve to the left having a radius of 1313.08, a central angel of 2deg 22'37", and subtended by a chord which bears S 14deg 24'15" W a chord distance of 54.47'; thence along the arc of said curve and said R.O.W. line, a distance of 54.48' to the end of aforesaid curve and the beginning of a curve to the left having a radius of 841.47', a central angle of 42deg 22'31" and subtended by a chord which bears S 4deg 39'46" E, a chord distance of 608.28'; thence along the arc of said curve and said R O W line a distance of 622.34' to the end of said curve, thence S 25deg 50'33" E along said R.O.W. line a distance of 49.36' to the end of said herein described 10' wide easement

Inst # 1999-15940

04/14/1999-15940
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WFS 9.50

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

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 24 day of September 1998

Highpoint Development, Inc.

By Joel W. Mulphree

Its President

Grantor

Poe Properties, Inc.

By Frank Poe

Its PATRON

Grantor

State of Alabama

County of Jefferson

I, Betty W. Scroggins

hereby certify that

Frank Poe, Joel W. Mulphree a Notary Public in and for said County, in said State, whose name as Betty W. Scroggins of

Poe Properties, Inc & Highpoint Development Inc. 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 24 day of September 1998

My Commission Expires November 28, 1999

Betty W. Scroggins
NOTARY PUBLIC