

This instrument prepared by:  
Charles G. West, Jr.  
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Birmingham, Al 35203-2707

## STATE OF ALABAMA

### SHELBY COUNTY

### EASEMENT

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 **RONALD LEE & MARTHA ANN BYRD**, property owners (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, and 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 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 10.00 foot wide Alagasco easement, lying in and being a part of the Southwest quarter of Section 31, Township 21 South, Range 2 West and the Southeast quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, said easement lying along and 10.00 feet South of the North line of existing ingress/egress easements, said easement being more completely described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed S05°01'42"E for 480.00 feet to a iron pin found; thence with a deflection angle right of 93°57'08" proceed Westerly for 533.12 feet to a point; thence with a deflection angle right of 90°01'55" proceed Northerly for 19.94 feet to a point, said point being the **POINT OF BEGINNING** of herein described easement; thence with a deflection angle left of 90°02'04" proceed Westerly for 1518.48 feet to a point; thence with a deflection angle right of 87°29'40" proceed Northerly for 14.98 feet to a point; thence with a deflection angle left of 87°35'49" proceed Westerly for 641.32 feet, more or less, to a point lying on the Easterly right of way margin of Shelby County Highway #107; thence with a deflection angle right of 86°19'22" proceed Northerly along said Easterly right of way margin for 10.02 feet to an iron pin found; thence leaving said right of way margin with a deflection angle right of 93°40'38" proceed Easterly for 651.55 feet to an iron pin found; thence with a deflection angle right of 87°35'49" proceed Southerly for 15.00 feet to a point; thence with a deflection angle left of 87°29'40" proceed Easterly for 1508.91 feet to a point; thence with a deflection angle right of 90°02'04" proceed Southerly for 10.00 feet to the **POINT OF BEGINNING** of herein described easement.

Said easement contains 0.50 acres more or less.

Together with the right of ingress to and egress from said strip of land 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, and 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 the lessees under the grant herein set forth, and provided further that the Grantor and its successors, 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 26<sup>TH</sup> day of MARCH, 2003.

GRANTOR Ronald Lee Byrd

GRANTOR Martha Anna Byrd

WITNESS James Thomas

WITNESS \_\_\_\_\_