

✓ This instrument prepared by:  
Charles G. West, Jr.  
605 Richard Arrington, Jr. Blvd. N  
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 INVERNESS COUNTY CLUB, 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 proposed 5 feet wide ALAGASCO easement situated in the Southwest quarter of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, said easement lying 2.5 feet on both sides of it's centerline, said centerline being more particularly described as follows:

Commence at an iron pin found at the Southeast corner of Lot 4-A, said iron pin also lying on the Southeasterly line of "Resurvey and Subdivision of Lot 1A Block 1 According to A Resurvey of Stoneridge (Map Book 7, Page 153), and A Resurvey of Lot 6A Block 2 According to A resurvey of Stoneridge (Map Book 7, Page 13), also A Resurvey of Lots 1,2,3,4 and 5 Block 2 According to the Map of Stoneridge (Map Book 6, Page 153)" as recorded in Map Book 8, Page 2, in The Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle right of 126°32'30" from said Southeasterly line of the above referenced subdivision and proceed Southeasterly for 88.14 feet to the approximate right of way margin of Inverness Parkway, said point also being the POINT OF BEGINNING of the herein described centerline; thence turn a deflection angle left of 153°48'43" and proceed Northeasterly for 25.62 feet to a point; thence turn a deflection angle right of 6°25'38" and proceed Northeasterly for 72.25 feet to a point; thence turn a deflection angle right of 12°08'19" and proceed Northeasterly for 17.98 feet to a point; thence turn a deflection angle right of 5°55'07" and proceed Northeasterly for 44.09 feet to a point; thence turn a deflection angle left of 3°57'14" and proceed Northeasterly for 23.09 feet to a point; thence turn a deflection angle left of 15°48'21" and proceed Northeasterly for 35.55 feet to a point; thence turn a deflection angle right of 11°46'52" and proceed Northeasterly for 15.61 feet to a point; thence turn a deflection angle right of 9°52'06" and proceed Northeasterly for 17.49 feet to a point; thence turn a deflection angle right of 8°23'58" and proceed Northeasterly for 17.41 feet to a point; thence turn a deflection angle left of 7°35'35" and proceed Northeasterly for 45.29 feet to a point; thence turn a deflection angle right of 2°36'14" and proceed Northeasterly for 31.54 feet to a point; thence turn a deflection angle right of 5°15'20" and proceed Northeasterly for 17.89 feet to a point; thence turn a deflection angle left of 11°44'50" and proceed Northeasterly for 25.04 feet to a point; thence turn a deflection angle left of 3°02'02" and proceed Northeasterly for 16.28 feet to a point; thence turn a deflection angle left of 4°18'21" and proceed Northeasterly for 32.55 feet to a point; thence turn a deflection angle right of 1°53'53" and proceed Northeasterly for 43.76 feet to a point; thence turn a

deflection angle right of  $9^{\circ}23'22''$  and proceed Northeasterly for 33.34 feet to a point; thence turn a deflection angle right of  $3^{\circ}23'38''$  and proceed Northeasterly for 17.72 feet to a point; thence turn a deflection angle left of  $2^{\circ}42'29''$  and proceed Northeasterly for 14.77 feet to a point; thence turn a deflection angle left of  $4^{\circ}54'03''$  and proceed Northeasterly for 30.92 feet to a point; thence turn a deflection angle left of  $19^{\circ}51'25''$  and proceed Northeasterly for 31.75 feet to a point; thence turn a deflection angle right of  $4^{\circ}11'32''$  and proceed Northeasterly for 15.94 feet to a point; thence turn a deflection angle right of  $7^{\circ}42'26''$  and proceed Northeasterly for 35.55 feet to a point; thence turn a deflection angle right of  $5^{\circ}02'50''$  and proceed Northeasterly for 28.23 feet to a point; thence turn a deflection angle left of  $7^{\circ}29'26''$  and proceed Northeasterly for 15.37 feet to a point; thence turn a deflection angle left of  $5^{\circ}36'06''$  and proceed Northeasterly for 55.97 feet to a point; thence turn a deflection angle right of  $15^{\circ}26'21''$  and proceed Northeasterly for 27.17 feet to a point; thence turn a deflection angle right of  $8^{\circ}17'00''$  and proceed Northeasterly for 28.25 feet to a point; thence turn a deflection angle left of  $4^{\circ}28'47''$  and proceed Northeasterly for 24.51 feet to a point; thence turn a deflection angle left of  $3^{\circ}01'47''$  and proceed Northeasterly for 32.49 feet to a point; thence turn a deflection angle left of  $9^{\circ}05'15''$  and proceed Northeasterly for 17.11 feet to a point; thence turn a deflection angle right of  $10^{\circ}59'04''$  and proceed Northeasterly for 15.60 feet to a point; thence turn a deflection angle left of  $6^{\circ}00'43''$  and proceed Northeasterly for 32.56 feet to a point; thence turn a deflection angle left of  $10^{\circ}49'43''$  and proceed Northeasterly for 16.81 feet to a point; thence turn a deflection angle left of  $13^{\circ}15'44''$  and proceed Northeasterly for 37.51 feet to a point; thence turn a deflection angle right of  $3^{\circ}48'56''$  and proceed Northeasterly for 13.02 feet to a point; thence turn a deflection angle right of  $3^{\circ}31'15''$  and proceed Northeasterly for 14.11 feet to a point; thence turn a deflection angle right of  $14^{\circ}35'06''$  and proceed Northeasterly for 24.32 feet to a point; thence turn a deflection angle left of  $2^{\circ}05'13''$  and proceed Northeasterly for 65.76 feet to a point; thence turn a deflection angle left of  $22^{\circ}02'27''$  and proceed Northerly for 39.91 feet to a point; thence turn a deflection angle right of  $21^{\circ}42'38''$  and proceed Northeasterly for 28.00 feet to a point; thence turn a deflection angle right of  $3^{\circ}02'53''$  and proceed Northeasterly for 31.89 feet to a point; thence turn a deflection angle left of  $10^{\circ}44'13''$  and proceed Northeasterly for 12.44 feet to a point; thence turn a deflection angle left of  $8^{\circ}06'27''$  and proceed Northeasterly for 21.75 feet to a point; thence turn a deflection angle left of  $41^{\circ}45'16''$  and proceed Northwesterly for 15.17 feet to a point; thence turn a deflection angle left of  $18^{\circ}08'40''$  and proceed Northwesterly for 12.18 feet to a point; thence turn a deflection angle left of  $3^{\circ}36'12''$  and proceed Northwesterly for 15.46 feet to a point; thence turn a deflection angle left of  $4^{\circ}48'26''$  and proceed Northwesterly for 43.84 feet to a point; thence turn a deflection angle right of  $5^{\circ}31'26''$  and proceed Northwesterly for 26.42 feet to a point; thence turn a deflection angle right of  $5^{\circ}20'19''$  and proceed Northwesterly for 16.24 feet to a point; thence turn a deflection angle right of  $3^{\circ}26'07''$  and proceed Northwesterly for 27.02 feet to a point; thence turn a deflection angle left of  $18^{\circ}35'00''$  and proceed Northwesterly for 31.34 feet to a point; thence turn a deflection angle left of  $12^{\circ}47'44''$  and proceed Northwesterly for 20.01 feet to a point; thence turn a deflection angle left of  $12^{\circ}51'17''$  and proceed Westerly for 4.19 feet to a point; thence turn a deflection angle left of  $34^{\circ}00'46''$  and proceed Southwesterly for 4.08 feet to a point; thence turn a deflection angle left of  $31^{\circ}12'06''$  and proceed Southwesterly for 21.22 feet to a point; thence turn a deflection angle right of  $15^{\circ}54'16''$  and proceed Southwesterly for 66.21 feet to a point; thence turn a deflection angle right of  $12^{\circ}25'15''$  and proceed Southwesterly for 14.61 feet to a point; thence turn a deflection angle right of  $6^{\circ}52'21''$  and proceed Southwesterly for 15.61 feet to a point; thence turn a deflection angle right of  $8^{\circ}07'48''$  and proceed Southwesterly for 31.13 feet to a point; thence turn a deflection angle left of  $37^{\circ}12'49''$  and proceed Southwesterly for 20.44 feet to a point; thence turn a deflection angle right of  $10^{\circ}39'06''$  and proceed Southwesterly for 32.28 feet to a point; thence turn a deflection angle left of  $3^{\circ}02'07''$  and proceed Southwesterly for 44.08 feet to a point; thence turn a deflection angle left of  $6^{\circ}20'02''$  and proceed Southwesterly for 17.32 feet to a point; thence turn a deflection angle left of  $4^{\circ}03'45''$  and proceed Southwesterly for 24.52 feet to a point; thence turn a deflection angle right of  $10^{\circ}20'32''$  and proceed Southwesterly for 33.03 feet to a point; thence turn a deflection angle right of  $6^{\circ}35'23''$  and proceed Southwesterly for 32.55 feet to a point; thence turn a deflection angle left of  $5^{\circ}39'55''$  and proceed Southwesterly for 19.52 feet to a point; thence turn a deflection angle left of  $6^{\circ}15'52''$  and proceed Southwesterly for 29.98 feet to a point; thence turn a deflection angle right of  $1^{\circ}12'35''$  and proceed Southwesterly for 22.48 feet to a point; thence turn a deflection angle left of  $3^{\circ}10'39''$  and proceed Southwesterly for 30.15 feet to a point; thence turn a deflection angle left of  $3^{\circ}46'18''$  and proceed Southwesterly for 23.47 feet to a point; thence turn a deflection angle right of  $10^{\circ}46'31''$  and proceed Southwesterly for 11.83 feet to a point; thence turn a

deflection angle right of 11°23'45" and proceed Southwesterly for 23.26 feet to a point; thence turn a deflection angle left of 10°21'45" and proceed Southwesterly for 51.59 feet to a point; thence turn a deflection angle left of 4°20'31" and proceed Southwesterly for 35.68 feet to a point; thence turn a deflection angle right of 6°07'58" and proceed Southwesterly for 23.85 feet to a point; thence turn a deflection angle left of 4°36'29" and proceed Southwesterly for 37.61 feet to a point; thence turn a deflection angle left of 7°03'01" and proceed Southwesterly for 37.53 feet to a point; thence turn a deflection angle right of 10°49'13" and proceed Southwesterly for 84.00 feet to a point; thence turn a deflection angle left of 8°54'34" and proceed Southwesterly for 27.27 feet to a point; thence turn a deflection angle right of 7°14'59" and proceed Southwesterly for 14.08 feet to a point; thence turn a deflection angle right of 8°14'09" and proceed Southwesterly for 25.11 feet to a point; thence turn a deflection angle left of 9°49'26" and proceed Southwesterly for 25.45 feet to a point; thence turn a deflection angle left of 5°01'28" and proceed Southwesterly for 72.61 feet to a point; thence turn a deflection angle left of 8°10'18" and proceed Southwesterly for 16.94 feet to a point; thence turn a deflection angle right of 16°56'48" and proceed Southwesterly for 9.89 feet to a point; thence turn a deflection angle left of 16°30'51" and proceed Southwesterly for 37.91 feet to a point; thence turn a deflection angle right of 9°20'52" and proceed Southwesterly for 11.65 feet to a point; thence turn a deflection angle right of 24°17'21" and proceed Southwesterly for 30.00 feet to a point; thence turn a deflection angle left of 14°34'06" and proceed Southwesterly for 21.44 feet to the POINT OF ENDING, of the herein described centerline.

Said easement contains 0.291 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 17<sup>th</sup> day of DECEMBER, 2003.

By: \_\_\_\_\_

Its: \_\_\_\_\_

GRANTOR

ATTEST:

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF ALABAMA

Shelby COUNTY

I, CHARLOTTE B. UNDERWOOD, a **Notary Public** in and for said county in said state, hereby certify that DENTON SCOTT, 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, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of DECEMBER, 2003.

Charlotte B Underwood

Notary Public

My Commission expires 11-14-07